



ZONING BOARD OF APPEALS MEETING
LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383
THURSDAY, AUGUST 27, 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. [July 23, 2026](#)
6. **CALL TO THE PUBLIC**
7. **OLD BUSINESS**
8. **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](#)
 - 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.](#)
 - 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](#)
 - 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.](#)

9. **OTHER BUSINESS**



10. NEXT MEETING DATE: September 24, 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
JULY 23, 2026**

CALL TO ORDER

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

Roll was called:

ROLL CALL**Present:**

Jo Spencer, Chairperson

Clif Seiber

Niklaus Schillack, Vice Chairperson

Steve Anderson, Township Board Liaison

Absent:

Debby Dehart, Planning Commission Liaison

Also Present:

David Waligora, Senior Planner

Hannah Kennedy-Galley, Recording Secretary

APPROVAL OF AGENDA

It was MOVED by Member Anderson , seconded by Member Seiber , to approve the agenda as presented. The motion carried with a voice vote: (4 yes votes).

APPROVAL OF MINUTES

A. Zoning Board of Appeals Meeting of June 25, 2026

It was MOVED by Member Seiber, seconded by Member Spencer to approve the minutes as presented. The motion carried with a voice vote: (4 yes votes).

CALL TO THE PUBLIC

None.

OLD BUSINESS

None.

NEW BUSINESS

- A. Applicant: John Casimir
42862 Mound Road
Sterling Heights, MI 48314
Location: **535 Washington Blvd**
White Lake, MI 48383 identified as 12-27-405-016
Request: The applicant proposes to construct a roof over
an existing deck attached to the principal dwelling.

Senior Planner Waligora reviewed his report with the ZBA.

John Brodak, homeowner representative, was present. He stated the deck was approved without the roof, but the addition of the roof triggered the variance request on the side yard property line. He explained the hardship being the weather in Michigan and being able to use the deck. He added many other new construction houses are now being built with covered decks.

Member Schillack opened the public hearing at 6:44 P.M. Seeing none, he closed the public hearing at 6:44 P.M.

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

- A. Practical Difficulty
 - Member Seiber stated the lot width posed a practical difficulty.
- B. Unique Situation
 - Member Seiber reiterated the lot width created a unique situation.
- C. Not Self-Created
 - The applicant did not plat the lot.
- D. Substantial Justice
 - Member Anderson said the applicant would receive protection from the weather elements and would allow them to use the home as others in the area use theirs.
- E. Minimum Variance Necessary
 - Member Seiber said the minimum variance is requested, nothing further will be encroaching the side yard setback.

It was MOVED by Member Seiber, seconded by Member Anderson to approve the requested variance for the property located at 535 Washington Boulevard (Parcel No. 12-27-405-016) to permit construction of an open-gable roof over the existing deck with a side yard setback of approximately 6 feet 6 inches, where a minimum side yard setback of 10 feet is required, having found that the applicant satisfied the standards for granting a variance contained within the White Lake Township Zoning Ordinance, subject to the following conditions:

- 1. The covered deck structure shall be constructed substantially in accordance with the application, construction drawings, and certified boundary survey submitted with the variance application.**
- 2. No portion of the proposed covered deck structure shall be located closer than five (5) feet to the side property line.**
- 3. Any modification to the approved structure, including its footprint, location, dimensions, or setback, shall require review by the Township and may require additional approval by the Zoning Board of Appeals.**

**The motion carried with a roll call vote: (4 yes votes)
(Anderson/yes, Seiber/yes, Schillack/yes, Spencer/yes).**

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS MEETING
JULY 23, 2026

- B. Applicant: Marten Kasmika
32640 Dequinder
Warren, MI 48092
Location: **950 Lake Lane**
White Lake, MI 48383 identified as 12-21-278-010
Request: The applicant proposes to construct a one-story single-family dwelling containing approximately 1,567 square feet of heated living area, together with an attached two-car garage and covered front and rear porches.

Senior Planner Waligora reviewed his report with the ZBA.

Charlie Semaan, representative of the applicant, was present. He stated his request is the same as was approved prior, except for the change of putting in a full basement. He stated the lot is very narrow, the driveway had to be on Lake Lane because it would be difficult to construct it from Highland Road.

Member Schillack opened the public hearing at 6:58 P.M. Seeing none, he closed the public hearing at 6:58 P.M.

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

- A. Practical Difficulty
 - Member Seiber stated the lot is narrow and is a corner lot .
- B. Unique Situation
 - Member Seiber said the lot is a corner lot, off M-59, and utilities encroach on the lot.
- C. Not Self-Created
 - The applicant did not plat the lot.
- D. Substantial Justice
 - Member Seiber said the house on the other side of Lake Lane is similar and benefited from the same positioning.
 - Member Schillack added safety.
- E. Minimum Variance Necessary
 - Member Seiber said the minimum variance is requested, the home is as narrow as can it can practically be.

It was MOVED by Member Anderson, seconded by Member Seiber, to approve the variances requested by AMH Builders, LLC from Section 3.1.5.E of the White Lake Township Zoning Ordinance for Parcel Number 12-21-278-010, identified as 950 Lake Lane Drive, to construct a single-family dwelling with a front-yard setback of 25 feet from Lake Lane Drive, where 35 feet is required, and a rear-yard setback of 15.3 feet, where 35 feet is required. This approval grants a 10-foot front-yard setback variance and a 19.7-foot rear-yard setback variance, subject to the following conditions:

- 1. The applicant shall obtain all necessary permits and approvals from the White Lake Township Building Division and any other agency having jurisdiction.**

2. **Construction shall be substantially consistent with the certified site plan dated April 27, 2026, and the architectural plans submitted with the application, except as required to comply with the conditions of this approval.**
3. **The site plan and architectural plans submitted for building permits shall be consistent, including the location and dimensions of the dwelling, garage, porches, steps, decks, roof overhangs, and other structural projections.**
4. **No mechanical equipment, including an air-conditioning unit or generator, shall be located within the required front yard or closer than five feet to a side or rear property line.**
5. **A foundation certificate shall be submitted before the backfill inspection, and a final as-built survey shall be submitted to verify the approved setbacks and coverage.**

**The motion carried with a roll call vote: (4 yes votes)
(Anderson/yes, Seiber/yes, Schillack/yes, Spencer/yes).**

- C. Applicant: Ockert Vanschalkwyk
 6210 Grass Lake Road
 White Lake, MI 48383
 Location: **6210 Grass Lake Road**
 White Lake, MI 48383 identified as 12-17-400-022
 Request: The applicant proposes to construct a 36-foot by 48-foot,
 1,728-square-foot pole barn on the west side of the property,
 in front of the existing residence.

Senior Planner Waligora reviewed his report with the ZBA.

Ockert Vanschalkwyk, applicant, was present. He was originally going to build after his variance was approved in 2018 but was unable to due to foreseen circumstances. His zoning designation (PD – Planned Development) trigger variances for building, and the property does not have another suitable location for the proposed structure. He was conservative with his proposed setback numbers and took full responsibility for meeting any setbacks he is approved for.

Member Schillack opened the public hearing at 9:10 AM. Seeing none, he closed the public hearing at 9:10 AM.

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

- A. Practical Difficulty
 - Member Seiber stated the lot's topography, the zoning of the lot but not being included in the site condos, and the reserve septic field's location created a unique situation.
- B. Unique Situation
 - Member Schillack said zoning makes for a unique situation.
- C. Not Self-Created
 - The applicant did not create the lot.
- D. Substantial Justice

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS MEETING
JULY 23, 2026

- Member Seiber said the neighbor right next to the subject property enjoys a similar use with their accessory structures.

E. Minimum Variance Necessary

- Member Seiber said the minimum variance is requested due to the lot configuration.

It was MOVED by Member Seiber, seconded by Anderson to approve the requested variances from Section 3.1.10 of the White Lake Township Zoning Ordinance for Parcel Number 12-17-400-022, identified as 6210 Grass Lake Road, to construct a 36-foot by 48-foot detached accessory building with a front-yard setback of no less than 19 feet 10 inches from Dawson Lane, where 40 feet is required, and a side-yard setback of no less than 15 feet, where 25 feet is required. This approval grants a front-yard setback variance of up to 20 feet 2 inches and a 10-foot side-yard setback variance, subject to the following conditions:

All necessary permits and approvals shall be obtained from the White Lake Township Building Division and any other agency having jurisdiction.

Construction shall be substantially consistent with the site drawing and building plans submitted with the application, except as required to comply with the conditions of this approval.

Before vertical construction, a foundation certificate shall be submitted showing the proposed accessory building and verifying a front-yard setback of no less than 19 feet 10 inches and a side-yard setback of no less than 15 feet. Any proposed reduction in an approved setback shall require further review by the Zoning Board of Appeals.

**The motion carried with a roll call vote: (4 yes votes).
(Seiber/yes, Anderson/yes, Spencer/yes, Schillack/yes,**

OTHER BUSINESS

None.

NEXT MEETING DATE: August 27, 2026

ADJOURNMENT It was MOVED by Member Anderson, seconded by Member Seiber to adjourn at 9:10 AM. The motion carried with a voice vote: (4 yes votes).

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**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

Applicant/Owner: Brian Fiore

Address: 284 Lakeside Drive, White Lake, MI 48386

Parcel Number: 12-22-428-011

Location: Teggerdine Beach Subdivision, Lot 62, south corner of Teggerdine and Highland Rd, on Oxbow Lake

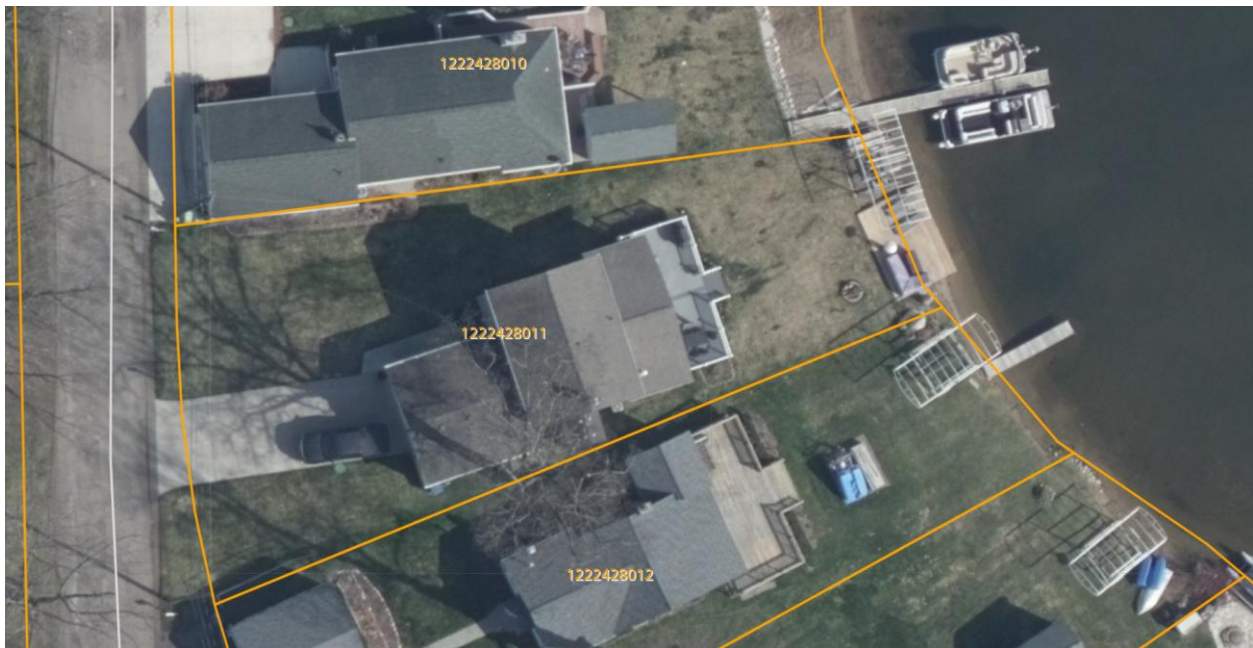
Zoning: R1-D – Single Family Residential

Request Summary: Nonconforming Lot Review

Meeting Date: August 27, 2026

Attachments:

- ZBA Application
- Applicant Narrative
- Building Official Letter dated June 16, 2026
- Certified Survey dated July 21, 2026
- Proposed Building Plans



Project Description

The applicant is requesting approval to construct a second-story addition above the existing attached garage at 284 Lakeside Drive. The proposed addition would maintain the existing approximately 5.5-foot south side-yard setback and would utilize the existing garage footprint rather than expand the dwelling farther into the side yard.

The property is zoned R1-D and qualifies as a substandard lot under Section 5.4 because it does not meet current lot area and lot width requirements. Based on the approximately 82.6-foot lot width, Section 5.4 permits a reduced side-yard setback of approximately 8.26 feet. Because the existing dwelling and attached garage maintain an approximately 5.5-foot south side-yard setback, the proposed addition requires review and approval by the Zoning Board of Appeals pursuant to Section 7.27(B).

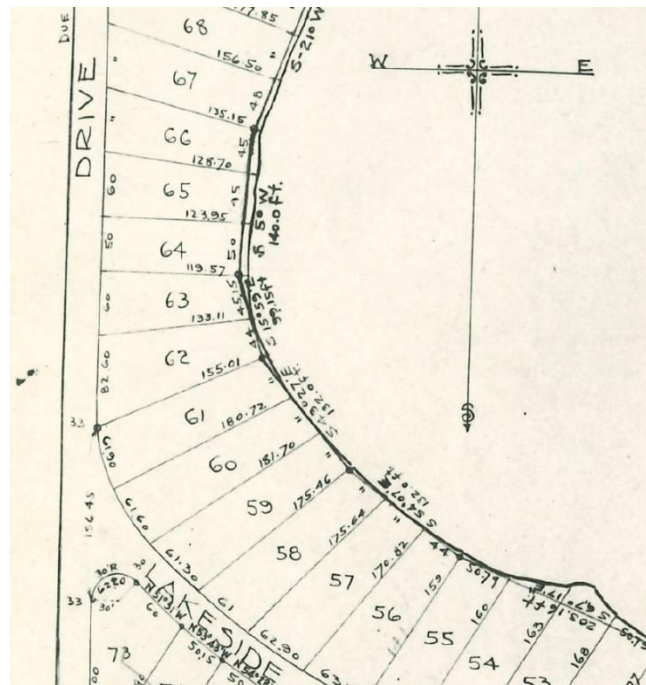
The proposed addition would provide two additional bedrooms and a bonus room above the existing garage. The project also includes interior reconfiguration of the existing second floor to create a primary bedroom suite and home office.

That version tracks the actual application more closely and avoids implying any ground-floor addition that isn't being proposed.

Site History

The subject property is identified as Lot 62 of the Teggerdine Beach subdivision, which was platted on January 25, 1925. The existing single-family residence was constructed in 1926, shortly after the subdivision was established. Township assessing records indicate the home contains approximately 1,792 square feet of living area and an attached 600-square-foot garage, with the most recent remodel occurring in 2019.

The parcel retains its original irregular, pie-shaped configuration, with approximately 82.6 feet of frontage along the curved Lakeside Drive right-of-way and approximately 44 feet of frontage along Oxbow Lake. The lot and residence predate the Township's current dimensional standards.



Substandard Lot Review Standards

The following analysis is intended to assist the Zoning Board of Appeals in applying the review criteria established in Section 7.27(B). Because this is one of the first applications being considered under the Township's updated substandard lot provisions, staff has included a brief interpretation of each standard along with its rationale and recommended finding.

The interpretations and findings provided below represent staff's professional opinion based on the submitted materials, the characteristics of the subject property, and the surrounding development pattern. They are intended to provide a framework for the Board's discussion and are not binding on the Zoning Board of Appeals.

The Board should consider each standard independently and may agree or disagree with staff's interpretation or recommended finding. The ZBA is ultimately responsible for making its own findings of fact and determining whether the standards of Section 7.27(B) have been satisfied based on the application, staff analysis, public hearing, and Board discussion.

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

Staff Interpretation:

This standard requires the Board to determine that the subject lot was legally created and that its substandard dimensions are the result of an established lot configuration rather than an unlawful or improper land division.

Staff Rationale:

The subject property is identified as Lot 62 of the Teggerdine Beach subdivision, which was platted on January 25, 1925. The existing single-family residence was constructed in 1926, shortly after the subdivision was established. The lot retains its original platted configuration and there is no indication that its present substandard dimensions resulted from a subsequent land division or other action that improperly created the lot.

Township assessing records indicate that the residence was most recently remodeled in 2019. The property has therefore existed and been utilized as a residential lot for approximately 100 years and predates the Township's current lot area, lot width, and setback requirements.

Staff Finding: This standard is met.

- ii. **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 Interpretation:

This standard requires the Board to consider whether the proposed construction is compatible with the established development pattern and residential character of the surrounding neighborhood. The focus is not whether every nearby home is identical in size or design, but whether the proposed improvement is of a type, scale, and placement that is reasonably consistent with the area.

Staff Rationale:

The surrounding neighborhood consists primarily of established single-family homes on relatively small and irregular lakefront lots within the Teggerdine Beach subdivision. Many of the surrounding homes were constructed prior to World War II and have been expanded or modified over time to accommodate modern residential needs.

The general development pattern in this portion of the neighborhood is relatively tight, with homes and garages located in close proximity to one another and, in many cases, garages situated comparatively close to Lakeside Drive. Lakeside Drive is also unpaved in this area, contributing to the older lake-neighborhood character of the subdivision.

The proposed improvement would add a second story above the existing attached garage while maintaining the existing garage footprint. From Lakeside Drive, the vertical addition would not appear out of character with surrounding residential development, particularly because the existing garage is already set back farther from the roadway than a number of nearby garages. The project would retain the existing single-family use and would represent a continuation of the pattern of adapting older homes within the neighborhood to contemporary residential needs.

Staff Finding: This standard is met.

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

Staff Interpretation:

This standard requires the Board to consider whether the proposed construction is likely to create a meaningful adverse impact on adjoining or nearby properties. Relevant considerations may include changes in building mass, proximity to

neighboring structures, privacy, access, and whether the proposal would create a new or intensified impact beyond the conditions already present on the site.

Staff Rationale:

The proposed project would retain the existing single-family residential use and would not expand the ground-level footprint of the dwelling toward the south property line. The addition would instead be constructed vertically above the existing attached garage while maintaining the existing approximately 5.5-foot side-yard setback.

Because the garage and its relationship to the adjoining property are already established, the primary change would be an increase in building height and living area rather than a new lateral encroachment. The surrounding neighborhood is already characterized by relatively close spacing between homes on narrow and irregular lakefront lots. The proposed addition does not introduce a new use, additional driveway access, or a substantially different development pattern that would be expected to create a significant new impact on adjoining or nearby property owners.

Staff Finding: This standard is met.

- iv. **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 Interpretation:

This standard requires the Board to consider whether the proposed structure has been designed in a manner that reasonably responds to the physical characteristics of the lot, including its area, width, shape, and existing development pattern. The Board should also consider whether the proposal maintains reasonable access for fire protection and other emergency services.

Staff Rationale:

The subject property is an irregular, pie-shaped lakefront lot that is approximately 82.6 feet wide along the curved Lakeside Drive frontage and narrows to approximately 44 feet along Oxbow Lake. This configuration is consistent with the original Teggerdine Beach plat and limits the manner in which the existing residence can reasonably be expanded.

Under Section 5.4, the modified side-yard setback applicable to the property is approximately 8.26 feet. The existing dwelling and attached garage maintain an approximately 5.5-foot setback along the south property line. Rather than extending

the dwelling farther across the lot, the applicant proposes to place the additional living area vertically above the existing garage footprint.

This approach responds to the constrained width and tapered shape of the parcel while avoiding an additional ground-level encroachment. The existing approximately 5.5-foot side yard would also remain above the absolute five-foot minimum established by Section 7.27(B)(vii). No changes are proposed to the existing driveway or access from Lakeside Drive.

Staff Finding: This standard is met.

- v. **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 Interpretation:

This standard requires the Board to consider the established development pattern within the subdivision, particularly whether nearby developed lots generally comply with current setbacks or whether reduced setbacks are a common characteristic of the neighborhood. The purpose is to determine whether the proposed design is reasonably consistent with how similarly situated lots have historically developed.

Staff Rationale:

Teggerdine Beach is an older lakefront subdivision that was originally developed largely with seasonal cottages and has gradually transitioned over time toward year-round residential use. As homes have been expanded, remodeled, and adapted for permanent occupancy, the subdivision has retained a relatively compact development pattern.

Lakeside Drive is narrow in this area, and many nearby properties contain detached garages located close to the roadway. Side-yard setbacks between homes, garages, and adjoining lot lines are also frequently quite small compared with current ordinance requirements. These conditions reflect the original platting pattern and the historical development of the subdivision rather than modern dimensional standards.

The subject property is consistent with this established pattern. The existing dwelling and attached garage maintain an approximately 5.5-foot south side-yard setback, and the proposed addition would not reduce that setback or expand the building footprint farther toward the adjoining property. In the context of the surrounding subdivision, the proposed vertical addition would be consistent with

the manner in which other older lakefront lots have been improved and adapted over time.

Staff Finding: This standard is met.

- vi. **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 Interpretation:

This standard requires the Board to confirm that approval of the nonconforming lot request would not excuse the property from compliance with other applicable zoning requirements. The Board should also consider whether the site continues to provide reasonable accommodation for automobile parking.

Staff Rationale:

The proposed project would retain the existing single-family residential use of the property and does not propose changes to the existing driveway or parking arrangement. The submitted plans do not indicate that the addition would eliminate or reduce the property's existing ability to accommodate vehicles.

Approval under Section 7.27 would apply only to the dimensional relief associated with the nonconforming lot and would not waive compliance with other applicable provisions of the Zoning Ordinance. Final building plans would remain subject to review by the Building Department and other applicable Township requirements.

Staff Finding: This standard is met.

- vii. **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 Interpretation:

This standard establishes an absolute minimum side-yard setback of five feet for nonconforming lot approvals. Unlike the other review criteria, the Board does not have discretion to reduce this requirement. The purpose of the standard is to preserve minimum access for emergency response and provide separation between structures to help limit the spread of fire.

Staff Rationale:

The existing dwelling and attached garage maintain an approximately 5.5-foot setback from the south side property line. The proposed second-story addition

would maintain this existing setback and would not extend the structure closer to the property line.

Because the proposed construction would remain more than five feet from the south side lot line, the project complies with the minimum side-yard requirement established by Section 7.27(B)(vii). Final construction plans should continue to demonstrate that all portions of the structure, including applicable overhangs and gutters, remain at least five feet from the property line.

Staff Finding: This standard is met.

Conclusion

The subject property is a legally established residential lot within the Teggerdine Beach subdivision that predates the Township's current dimensional standards. The lot's limited area, irregular pie-shaped configuration, and established development pattern are characteristic of this older lakefront neighborhood.

The applicant is proposing to construct a second-story addition above the existing attached garage while maintaining the existing approximately 5.5-foot south side-yard setback. The proposal does not extend the dwelling farther toward the adjoining property line and instead utilizes the existing developed footprint.

Based on the submitted plans, the historical development of the property and surrounding neighborhood, and the standards of Section 7.27(B), staff finds that the request is consistent with the intent of the Township's nonconforming lot provisions. The proposed addition is compatible with the character of the neighborhood, appropriately responds to the size and shape of the lot, is not expected to create a significant adverse impact on adjoining properties, and maintains the minimum five-foot side-yard setback required by the Ordinance.

Staff Recommendation: Staff recommends approval of the Nonconforming Lot request pursuant to Section 7.27(B), subject to the submitted plans and continued compliance with all other applicable Township requirements.

Motion of Approval

I move 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.

Motion of Denial

I move to deny the Nonconforming Lot request for 284 Lakeside Drive, Parcel Y-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.

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 Nonconforming Lot request as submitted.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Brian Fiore PHONE: [REDACTED]ADDRESS: 284 Lakeside Dr, White Lake, MI 48386EMAIL: [REDACTED]INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 284 Lakeside Dr, White Lake, MI 48386 ZONING: R1-DVALUE OF IMPROVEMENT: \$ 150,000 SEV OF EXISTING STRUCTURE: \$ 246,370

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

See additional sheetSubstandard LotAPPLICATION FEE: ☒ \$440 ☐ \$550APPLICANT'S SIGNATURE: [Signature] DATE: 7/22/2026

We are requesting a zoning variance to allow a second-story addition above our existing garage, which is currently a legal nonconforming structure. Our home does not have a basement, and with a growing family our current layout no longer provides adequate bedroom space or a functional area for necessary household activities such as working from home and storage.

At present, the house contains small, undersized bedrooms, no basement, and no dedicated office. As our children grow, sharing small rooms is becoming impractical, and the lack of a basement or similar space means we have no alternative area for a family room, storage, or flexible use. This situation creates a practical hardship: we cannot reasonably accommodate our family's basic living needs within the existing, conforming footprint of the house.

The proposed project will:

- Combine two existing small bedrooms into a master suite that meets typical minimum expectations for a primary bedroom and bathroom.
- Convert one existing small bedroom into a modest home office, which is necessary to support our work and family obligations.
- Retain one existing small bedroom for a child or guest.
- Add two new appropriately sized bedrooms in the addition to accommodate our growing family.
- Add a bonus room above the garage that will serve the functional equivalent of a basement (since we are unable to have a basement on this property), providing flexible space for family use and storage.

Placing the addition above the existing nonconforming garage is the most practical and least disruptive solution. It uses the current footprint rather than expanding further into the yard or creating new encroachments. Reconfiguring and relocating the garage or cantilevering the addition entirely over the conforming side of the house would impose significant financial and construction hardship and could require more extensive structural work and site disturbance than building on the existing structure. It would also likely reduce usable yard space and negatively affect both our property and the surrounding homes more than the proposed plan.

Our goal is to keep the home consistent with the character of the neighborhood while making modest, necessary improvements so that our family can remain in this house long term. We are not seeking to create a luxury or oversized structure, but rather to bring bedroom sizes, a master suite, and a functional bonus space in line with what would normally be accommodated in a home that has a basement.

For these reasons, we respectfully request that the Board grant the variance to allow the second-story addition above the existing garage so that we can address our family's essential space needs within the least impactful footprint possible.

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



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

WHITE LAKE TOWNSHIP

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

June 16, 2026

Brian Fiore
 284 Lakeside Dr
 White Lake, MI 48386

Re: Proposed 2nd Story Addition

Based on the submitted plans, the proposed 2nd story addition does 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 lot area of 12,000 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.

Based on the submitted plans, the existing structure and lot are non-conforming where the lot area is approximately 9,350 sq ft and the existing residential structure has an approximate 5.5 ft side yard setback on the south side. While the proposed 2nd story addition would maintain the existing deficient side yard setback it increases the cubic content of the non-conforming structure over the existing garage by adding living space within the required 10 ft side yard setback.

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



LEGAL DESCRIPTION OF RECORD

Reference: Oakland County Assessor's Office Tax Roll 2026

PARCEL No. 12-22-428-011

Situating in the Township of White Lake, County of Oakland and State of Michigan, and described as follows:

Lot 62 of "Teggerdine Beach," a Subdivision of part of the Southeast 1/4 of Section 22 and part of the Southwest 1/4 of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, according to the plat thereof, as recorded in Liber 30 of Plats, Page 16, Oakland County Records. Containing 0.23 acres of land to water's edge July 8, 2026 (0.20 acres of land to Intermediate Traverse Line as platted), more or less. Subject to and together with all easements and restrictions affecting title to the above described premises

Also known as: 284 Lakeside Drive, White Lake, Michigan 48386

NOTES:

- 1) Bearings are based on West line of "Teggerdine Beach."
- 2) Legal description of record provided by client. Surveyor was not supplied with a Title Search at this time. Refer to the current policy for title insurance for proof of ownership and all encumbrances affecting title to the surveyed parcel.
- 3) This survey sketch was prepared for the exclusive use of the person, persons or entity named in the Certification hereon. Said Certification does not extend to any unnamed additional parties without an express Recertification by the Surveyor naming said additional parties.

SURVEYOR'S CERTIFICATE

To: Brian Flore

We hereby certify that we have surveyed property herein above described.

Property corner markers have been found or set as depicted hereon.

DESINE INC



Travis R. Pratt, P.S. No. 4001062878

Date July 21, 2026

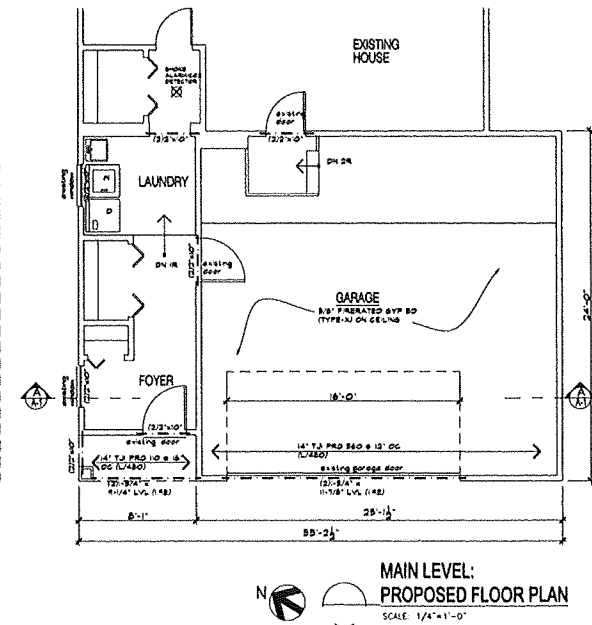
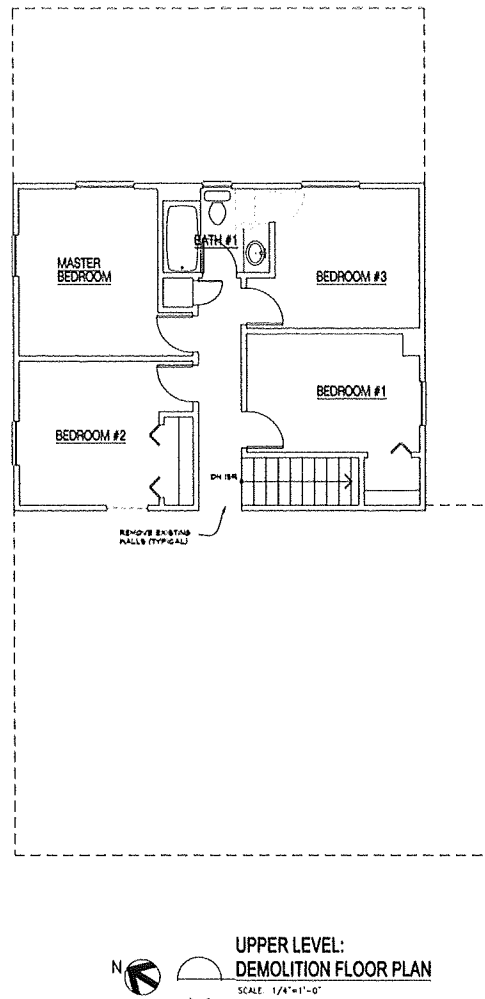
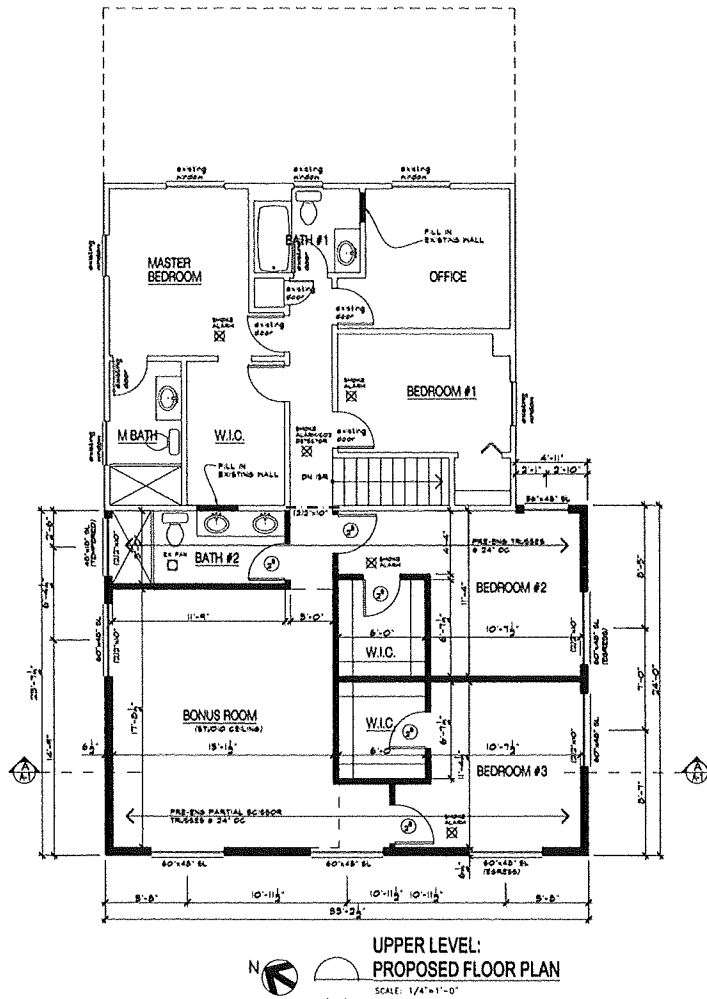
**Sketch of Survey**

**A Part of the Southeast 1/4
of Section 22,
Town 3 North, Range 8 East
White Lake Township,
Oakland County, Michigan**

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

REVISED	SCALE: N/A
	JOB/PROJ No.: 3-14-22-265142
	DWG NAME: 265142-SKTH
	SHEET No.: 2 OF 2
	DATE: 07/21/2026

WALL LEGEND	
EXISTING WALL	---
DEMOLITION WALL	- - -
NEW WALL	=====
BRICK	=====
MASONRY BLOCK	=====



REVISIONS	
NO.	DATE

A PROPOSED ADDITION/RENOVATION FOR:
FIORE RESIDENCE
284 LAKESIDE DRIVE
WHITE LAKE, MICHIGAN 48386

ZACK M. OSTROFF & ASSOCIATES
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER
MEMBER
AIA
BD
www.zackm-ostroff.com
PH: 248.452.1100

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY MANNER WITHOUT THE PERMISSION OF THE DESIGNER.

SHEET TITLE
DEMOLITION PROPOSED FLOOR PLANS

SHEET NO.
AS NOTED

PROJECT NO.
28-044

DATE
05.01.26

SHEET NUMBER
A-2

RELEASED FOR CONSTRUCTION

TO: Zoning Board of Appeals

FROM: David J. Waligora, AICP, Senior Planner

DATE: August 18, 2026

RE: 8333 Colony Ridge Drive – Rear Yard Setback Variance

Agenda item: 8C

Appeal Date: August 27, 2026

Applicant:
Creative Design Build
Stephen Bonamy
3195 Orchard Lake Road
Keego Harbor, MI 48320

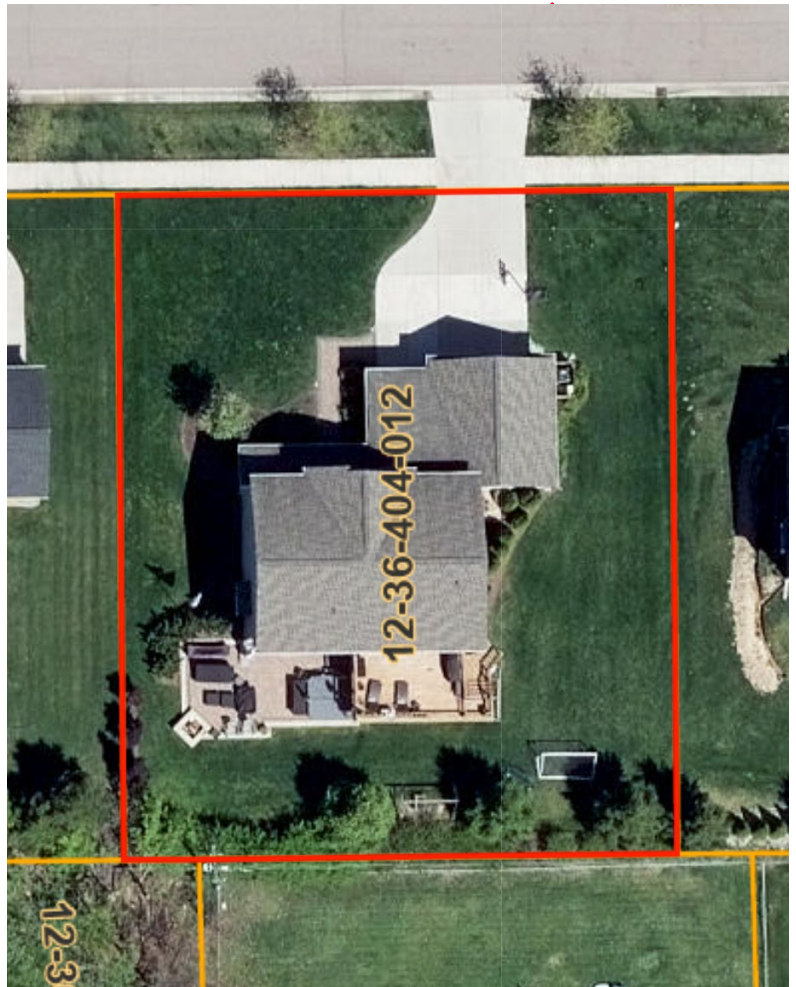
Owner: David Bonamy and
Arran Bonamy

Address: 8333 Colony Ridge
Drive

Parcel #: 12-36-404-012

Location: Colony Ridge Site
Condominium

Zoning: R1-D, Single Family
Residential



Property Description and Platting History

The subject property, identified as Parcel No. **12-36-404-012** and addressed as **8333 Colony Ridge Drive**, consists of approximately **0.276 acres** and is located within the **Colony Ridge Site Condominium**. The parcel is zoned **R1-D, Single Family Residential** and contains approximately **100.05 feet of frontage** with an average depth of approximately **120 feet**.

The site is developed with a **2,261-square-foot, two-story single-family dwelling constructed in 2015**, an attached garage, and an existing **335-square-foot treated wood deck** located along the rear elevation of the residence. The property is served by public water and sanitary sewer.

The existing deck extends into the required rear yard setback for primary structures. Under the applicable provisions of the Zoning Ordinance, an uncovered deck may project into a required rear yard. The proposed improvement, however, includes the installation of a permanent roof structure and screened enclosure attached to the principal dwelling. As a result, the proposed improvement is subject to the rear yard setback applicable to the principal structure rather than the encroachment provisions applicable to an uncovered deck.

Applicant's Proposal

The applicant proposes to construct a permanent roof structure and screened enclosure over the existing rear deck, creating a covered three-season living area attached to the principal dwelling. The proposed improvement would generally utilize the existing deck footprint and would not involve a substantial expansion of the deck itself. The submitted plans identify the improvement as a covered deck with a roof structure and show full-height screened walls, structural roof posts, recessed lighting, a ceiling fan, and a spiral stair connection to the rear yard.

The existing deck is located approximately **24.1 feet** from the rear property line. Based on the submitted survey, the proposed roof structure would be located approximately **23 feet 2 inches** from the rear property line. The R1-D zoning district requires a minimum **30-foot rear yard setback** for the principal structure. Accordingly, the applicant is requesting a **6-foot-10-inch rear yard setback variance** to permit the proposed roofed enclosure.

The applicant states that the proposed roof is intended to provide shade and weather protection for the existing outdoor living area and that reducing the roofed area to comply with the required setback would substantially diminish its intended function. The applicant further notes that the existing deck has occupied its current location for approximately ten years and that the proposed improvement has received approval from the applicable homeowners' association.

Zoning Analysis

The subject property is zoned **R1-D, Single Family Residential**, which requires a minimum **30-foot rear yard setback** for the principal structure.

Section **3.10, Attached Decks, Porches, and Patios in Residential Districts**, permits an **uncovered, unenclosed deck, porch, patio, or paved terrace** to project into a required rear yard setback. Section 3.10.A expressly limits this allowance by providing that the permitted encroachment shall not be interpreted to include or permit **fixed canopies**. The Ordinance therefore distinguishes between an open deck or similar improvement and a permanently covered structure.

The existing rear deck is located approximately **24.1 feet** from the rear property line and may occupy that portion of the required rear yard pursuant to Section 3.10. The applicant now proposes to construct a permanent roof structure and screened enclosure over the deck. Because the proposed improvement would no longer constitute an uncovered and unenclosed deck, it is not eligible for the rear yard encroachment permitted by Section 3.10.A.

Instead, the proposed roofed structure is attached to the principal dwelling and is subject to the setback requirements applicable to the principal structure. Based on the submitted survey, the proposed roof structure would be located approximately **23 feet 2 inches** from the rear property line, where a minimum setback of **30 feet** is required. The applicant is therefore requesting a **6-foot-10-inch rear yard setback variance**.

The requested variance is specifically associated with the addition of the permanent roof and enclosure rather than the existing location of the deck. While the deck may remain within the required rear yard under Section 3.10, the proposed conversion of that area into a covered three-season space changes the zoning classification of the improvement and subjects it to the principal-structure setback.

Zoning Board of Appeals Options:

Motion for Approval

I move to approve 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.

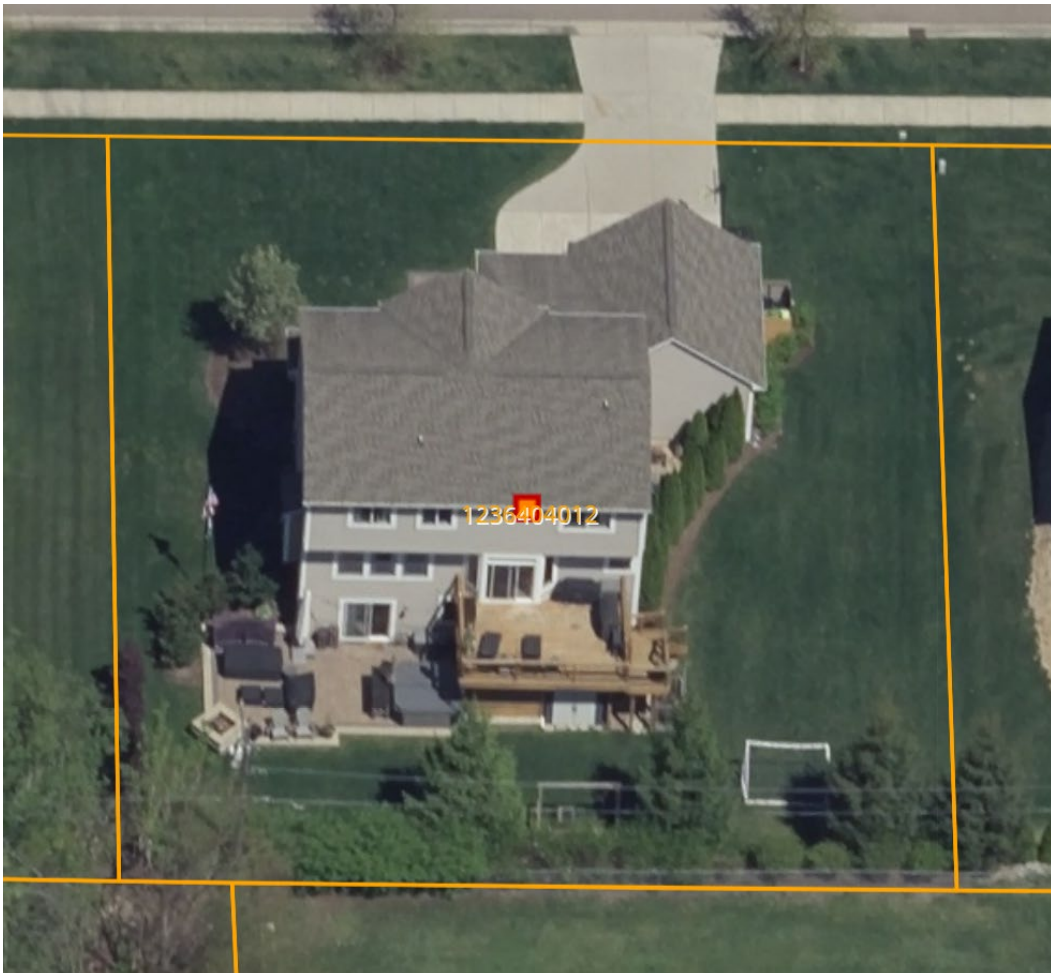
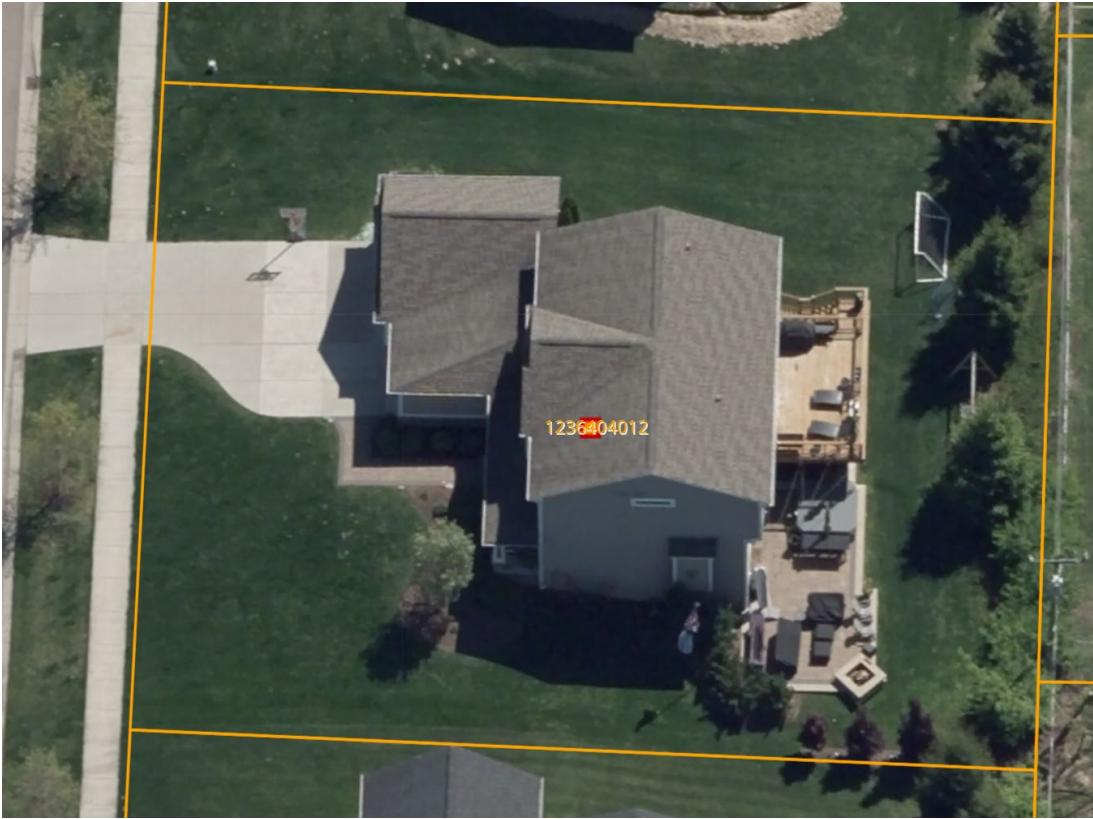
This approval grants a **6-foot-10-inch rear yard setback variance**, subject to the following conditions:

1. The applicant shall obtain all necessary permits and approvals from the White Lake Township Building Division and any other agency having jurisdiction.
2. Construction shall be substantially consistent with the certified survey dated **July 15, 2026**, and the architectural plans submitted with the variance application, except as may be required to comply with the conditions of this approval.
3. The approved roof structure shall maintain a minimum rear yard setback of **23 feet 2 inches**. No portion of the roofed or enclosed structure shall extend farther into the required rear yard without additional approval from the Zoning Board of Appeals.
4. Any expansion, alteration, or enclosure of the approved structure that increases the degree of nonconformity shall be subject to further review and approval as required by the Zoning Ordinance.

Motion for Denial

I move 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.



WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION AGENT: STEPHEN BONAMY (CREATIVE DESIGN BUILD)
(BUILDER)

NAME: DAVID BONAMY (owner) PHONE: [REDACTED]

ADDRESS: 3195 ORCHARD LK RD.

INTEREST IN PROPERTY: ☐ PROPERTY OWNER ☒ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 8333 Colony Ridge Dr. ZONING: _____

VALUE OF IMPROVEMENT: \$ 40,000 SEV OF EXISTING STRUCTURE: \$ _____

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

SEE ATTACHED:

APPLICATION FEE: ☐ \$440 ☐ \$550

APPLICANT'S SIGNATURE: [Signature] AGENT (STEPHEN BONAMY) DATE: 7.28.26

REVISED 5/2025

HOME owner

WHITE LAKE TOWNSHIP COMMUNITY DEVELOPMENT
248-698-3330 X 5

7.28.26
DAVID BONAMY



3195 Orchard Lake Road
Keego Harbor, MI 48320
248.631.4151
Creativebp.com

Item B.

To White Lake Township Zoning Board,

Zoning Board of Appeals: on behalf of the Bonamy Residence,
8333 Colony Ridge Dr. White Lake, Mi 48386

7.28.2026

To whom it may concern,

See the attached package for the Zoning Board of appeals variance request to install a roof above an existing deck that will extend in to the rear yard setback of 8333 Colony Ridge Dr.

Included in this package:

ZBA Application with fee
Site Plan, Proposed Plan, Structure Details
Existing Site Images
Concept Renderings

Should any additional information be needed please feel free to call or email.

Sincerely,

A handwritten signature in black ink, appearing to read 'S Bonamy', with a stylized flourish at the end.

Stephen Bonamy
248.320.5626
Stephen@creativebp.com



3195 Orchard Lake Road
Keego Harbor, MI 48320
248.631.4151
Creativebp.com

Item B.

7.28.2026

To whom it may concern,

The Bonamy family, owners of 8333 Colony Ridge Drive, has retained Creative Design Build to design and construct a roof structure over their existing rear deck. As part of this project, we are respectfully requesting a variance to allow the proposed roof to encroach 6 feet 10 inches into the required 30-foot rear yard setback.

The proposed roof will be constructed entirely over the existing deck and will not reduce the current setback from the rear property line. During the design process, we explored multiple alternatives that would comply with the required setback; however, each option significantly reduced the usable covered area, making the structure impractical for its intended purpose.

The homeowners are seeking this improvement to provide much-needed shade and weather protection for their outdoor living space. Because the home faces south, the rear deck receives direct sunlight throughout the day, making it uncomfortable during much of the outdoor season. Traditional shade solutions, such as umbrellas, have proven ineffective due to the orientation of the neighboring homes, which creates a wind tunnel effect. As a result, umbrellas and patio furniture have repeatedly been displaced or damaged by strong winds.

The unique placement of the home on the lot, combined with the required rear setback, creates a practical difficulty that limits the reasonable use and enjoyment of the existing deck. The requested variance is therefore necessary to allow the homeowners to improve the functionality of an established outdoor living area without expanding its footprint.

The proposed roof will have no adverse impact on neighboring properties, as the existing deck has remained in its current location for approximately ten years. The project simply enhances an existing structure by adding a roof, rather than increasing the size of the deck or creating additional encroachment. Furthermore, the project has received approval from the homeowners' association, demonstrating that it is compatible with the surrounding neighborhood.

For these reasons, we believe the request satisfies the intent of the Zoning Ordinance and the standards for granting a variance. We respectfully ask the Zoning Board of Appeals to approve the requested variance, allowing the homeowners to construct a roof over their existing deck and create a more functional and enjoyable outdoor living space.

Should any additional information be need please feel free to call or email.

Sincerely,

A handwritten signature in black ink, appearing to read 'S Bonamy', is written over the printed name.

Stephen Bonamy

248.320.5626 Stephen@creativebp.com

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

July 1, 2026

David Bonamy
8333 Colony Ridge Dr
White Lake, MI 48386

Re: Proposed Covered Deck Structure

Based on the submitted plans, the proposed covered deck structure does not satisfy the White Lake Township Clear Zoning Ordinance for R1-D zoning district.

Article 3.1.6 of the White Lake Township Clear Zoning Ordinance: Requires a minimum rear yard setback of 30 ft

The proposed reconstructed deck and roof addition will have an approximate 21'-11" ft rear yard setback where 30 ft is required

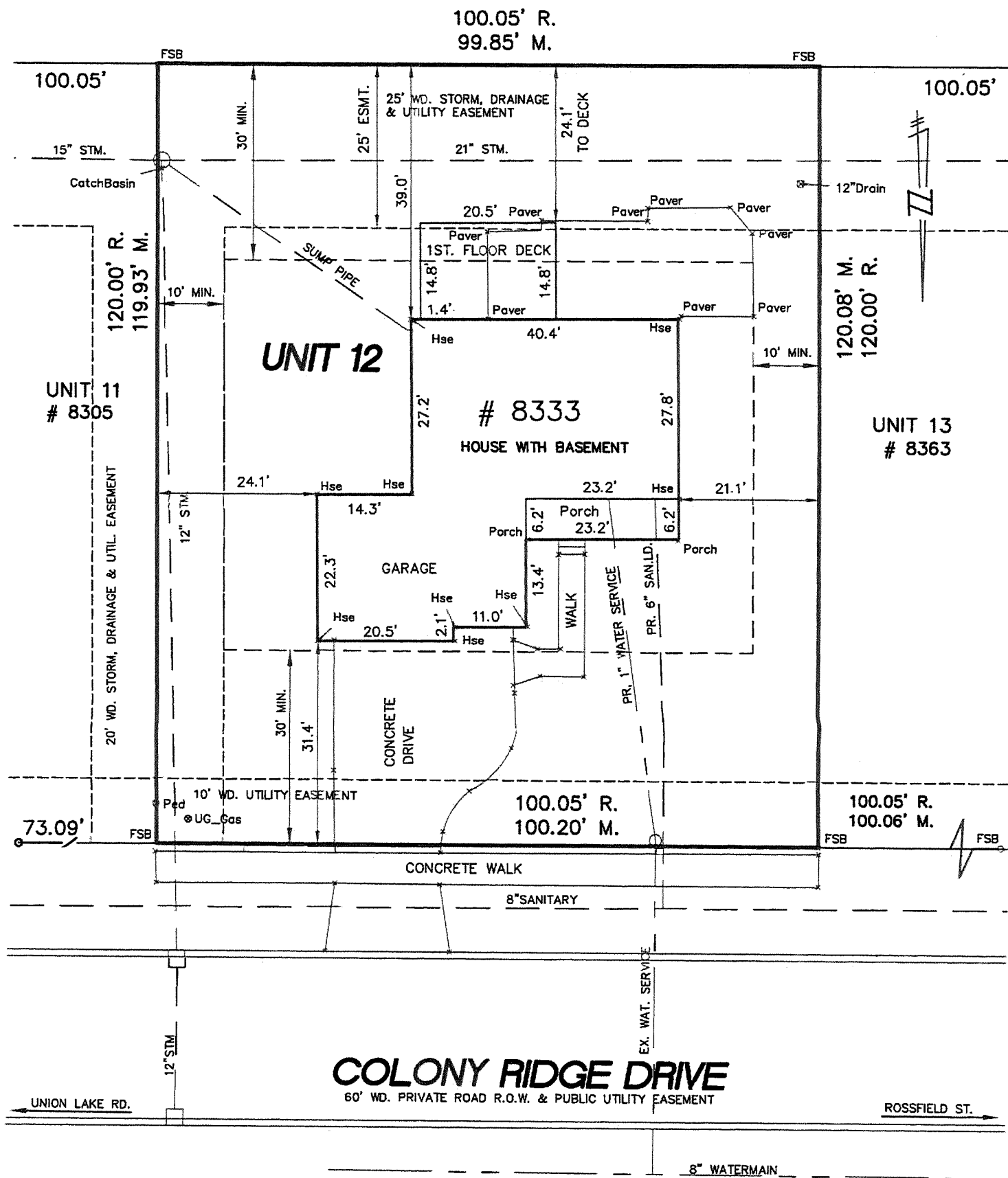
Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the July 23rd Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than June 25th at 4:30 PM. ***Be advised, a certified boundary and location survey showing existing structures, proposed structures and setback dimensions may 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

UNIT 12 "COLONY RIDGE"

SITE CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 37762, PAGES 74 THROUGH 134, INCLUSIVE, OAKLAND COUNTY RECORDS, AS AMENDED AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 1877. TOGETHER WITH RIGHTS IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN THE ABOVE MASTER DEED (AND AMENDMENTS THERETO) AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. SIDWELL NO. 12-36-404-012 #8333 COLONY RIDGE DRIVE



COLONY RIDGE DRIVE

60' WD. PRIVATE ROAD R.O.W. & PUBLIC UTILITY EASEMENT

LOT SURVEY LEGEND:

R. RECORD DISTANCE
M. MEASURED DISTANCE
FSB FOUND STEEL BAR

MINIMUM SETBACKS:
FRONT = 30 FEET
REAR = 30 FEET
SIDE = 10' MIN. EACH

LOT SURVEY

CLIENT: DAVID BONAMY
8333 COLONY RIDGE DRIVE
WHITE LAKE, MI. 48386

DATE:
7-15-26

JOB NO.:
26-07-002

SCALE:
1"=20'



691 WING STREET
Plymouth, Mi. 48170
ph. 800.221.5263
ph. 734.455.5501
fax 877.837.5267

www.ambitsurveyors.com

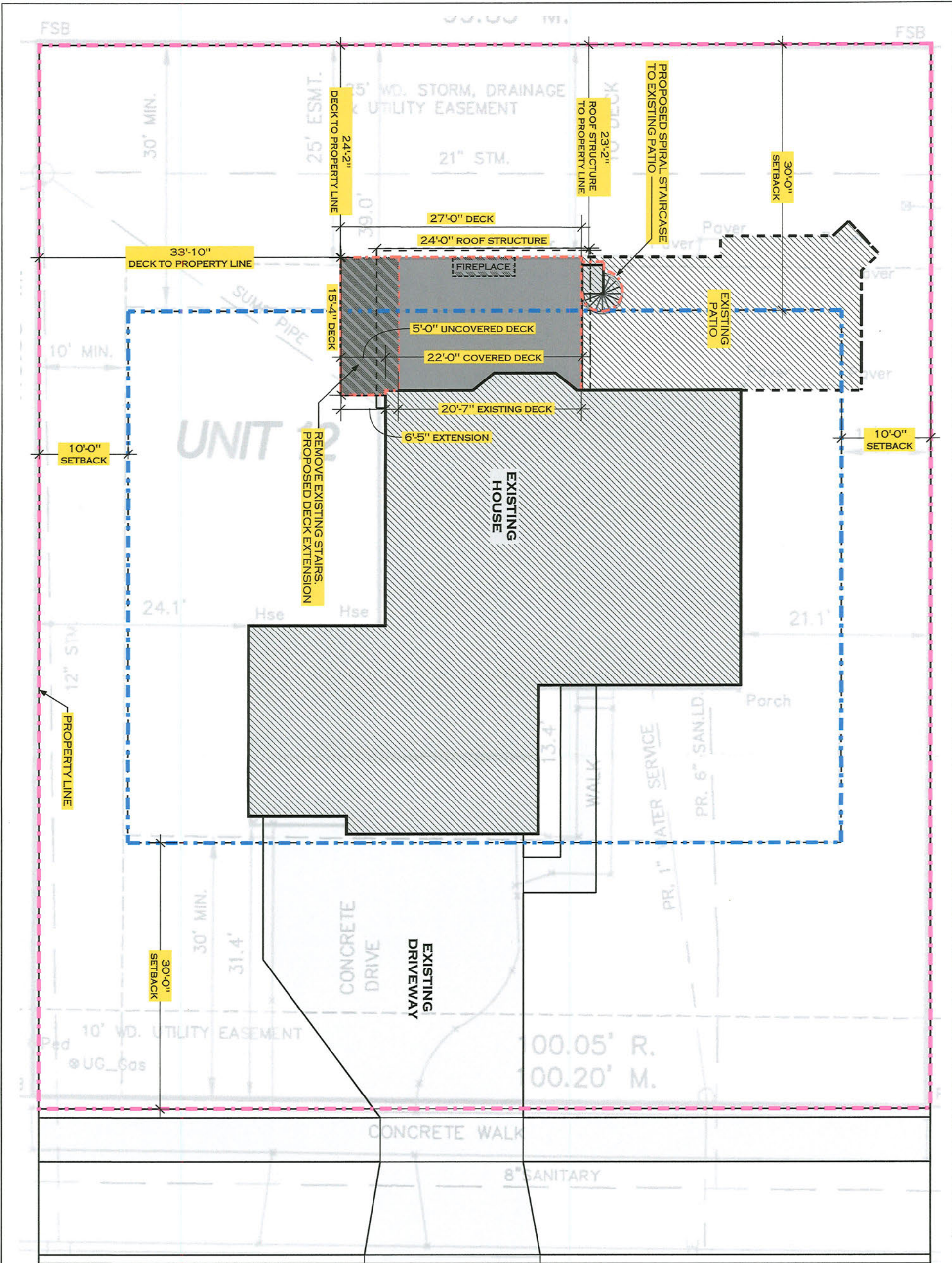
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UTILITY WARNING
Know what's below.
Call before you dig.



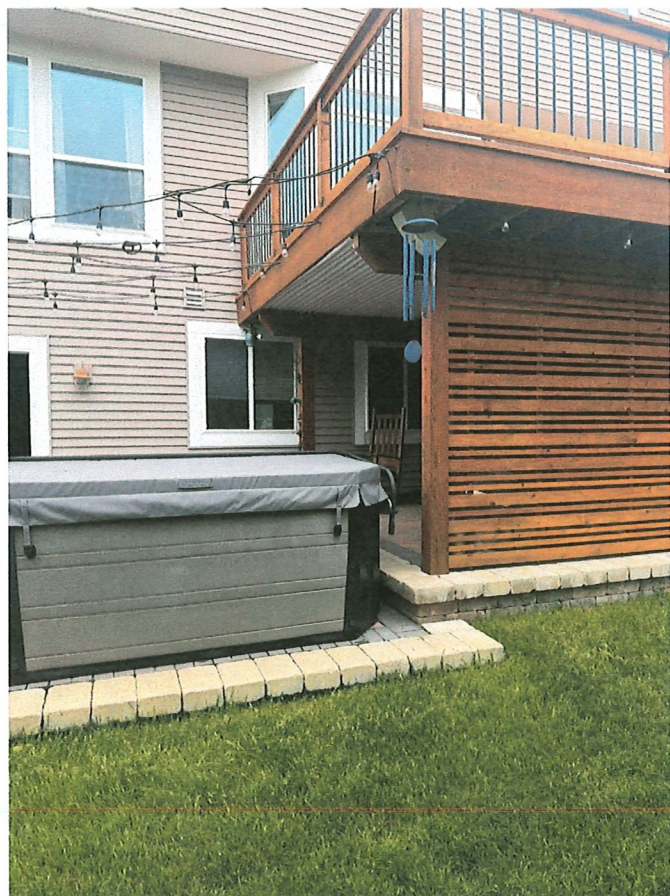
A 01	Site Plan Scale: 3/32" = 1'-0"	David Bonamy 8333 Colony Ridge Dr., White Lake, MI 48386	 CREATIVE DESIGN BUILD 3195 Orchard Lake Rd. Keego Harbor, MI 48320 Phone: 248.631.4151 Email: info@creativebp.co	REVISIONS	
				MM/DD/YY	REMARKS
				1	
				2	
				3	
				4	
				5	

CLIENT SIGNATURE

Date

CREATIVE REPRESENTATIVE

Date



1
A2 EXISTING DECK



2
A2 PROPOSED - RENDERINGS



REVISIONS

MM/DD/YY	REMARKS
1	
2	
3	
4	
5	

CREATIVE
DESIGN BUILD

3195 Orchard Lake Rd.
Keego Harbor, MI 48320
Phone: 248.631.4151
Email: info@creativebp.co



David Bonamy
8333 Colony Ridge Dr.,
White Lake,
MI 48386

Proposed Renderings

A

02

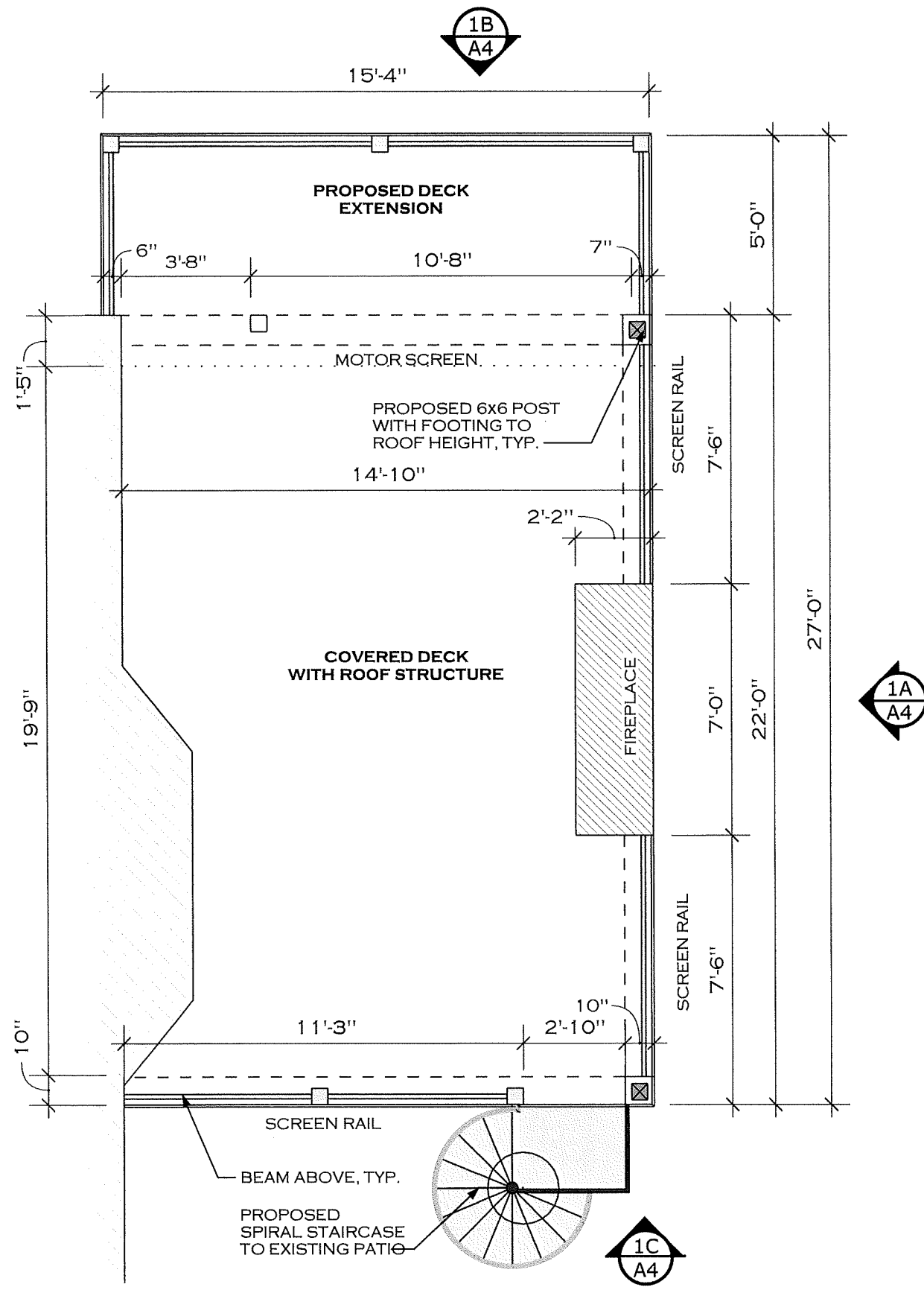
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CLIENT SIGNATURE

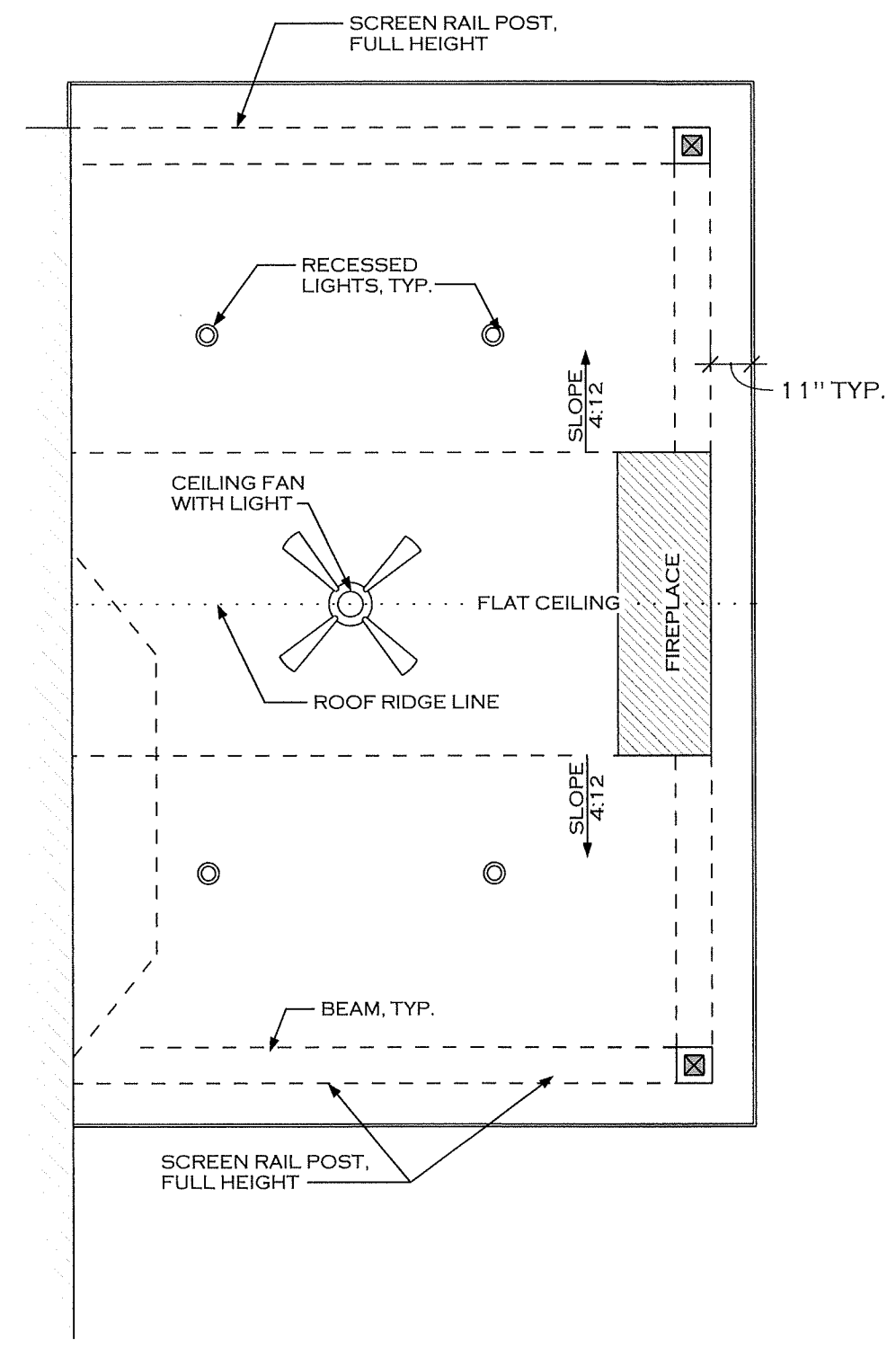
Date

CREATIVE REPRESENTATIVE

Date



1 PLAN
A3 Scale: 1/4"=1'-0"



2 REFLECTED CEILING PLAN
A3 Scale: 1/4"=1'-0"

REVISIONS	REMARKS
MM/DD/YY	
1	
2	
3	
4	
5	

CREATIVE DESIGN BUILD
3195 Orchard Lake Rd.
Keego Harbor, MI 48320
Phone: 248.631.4151
Email: info@creativebp.co

David Bonamy
8333 Colony Ridge Dr.,
White Lake,
MI 48386

Plan and Elevations

A 03

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

Received From: DAVID BONAMY
Date: 08/04/2026 Time: 10:50:45 AM
Receipt: 0000237421
Cashier: CTRSAM

ZBA

ITEM REFERENCE	AMOUNT

FEEZBA ZBA/ ZONING BOARD OF APPEALS	
ZBA/ ZONING BOARD OF APPEALS	\$440.00

TOTAL	\$440.00
 CHECK 1307	 \$440.00
Total Tendered:	\$440.00
 Change:	 \$0.00

WHITE LAKE TOWNSHIP



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(BUILDER)

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SEE ATTACHED:

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APPLICANT'S SIGNATURE: [Signature] AGENT (STEPHEN BONAMY) DATE: 7.28.26

REVISED 5/2025

HOME owner

[Signature] 7.28.26
DAVID BONAMY

WHITE LAKE TOWNSHIP COMMUNITY DEVELOPMENT
248-698-3330 X 5



3195 Orchard Lake Road
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248.320.5626 Stephen@creativebp.com

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WHITE LAKE TOWNSHIP

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

July 1, 2026

David Bonamy
8333 Colony Ridge Dr
White Lake, MI 48386

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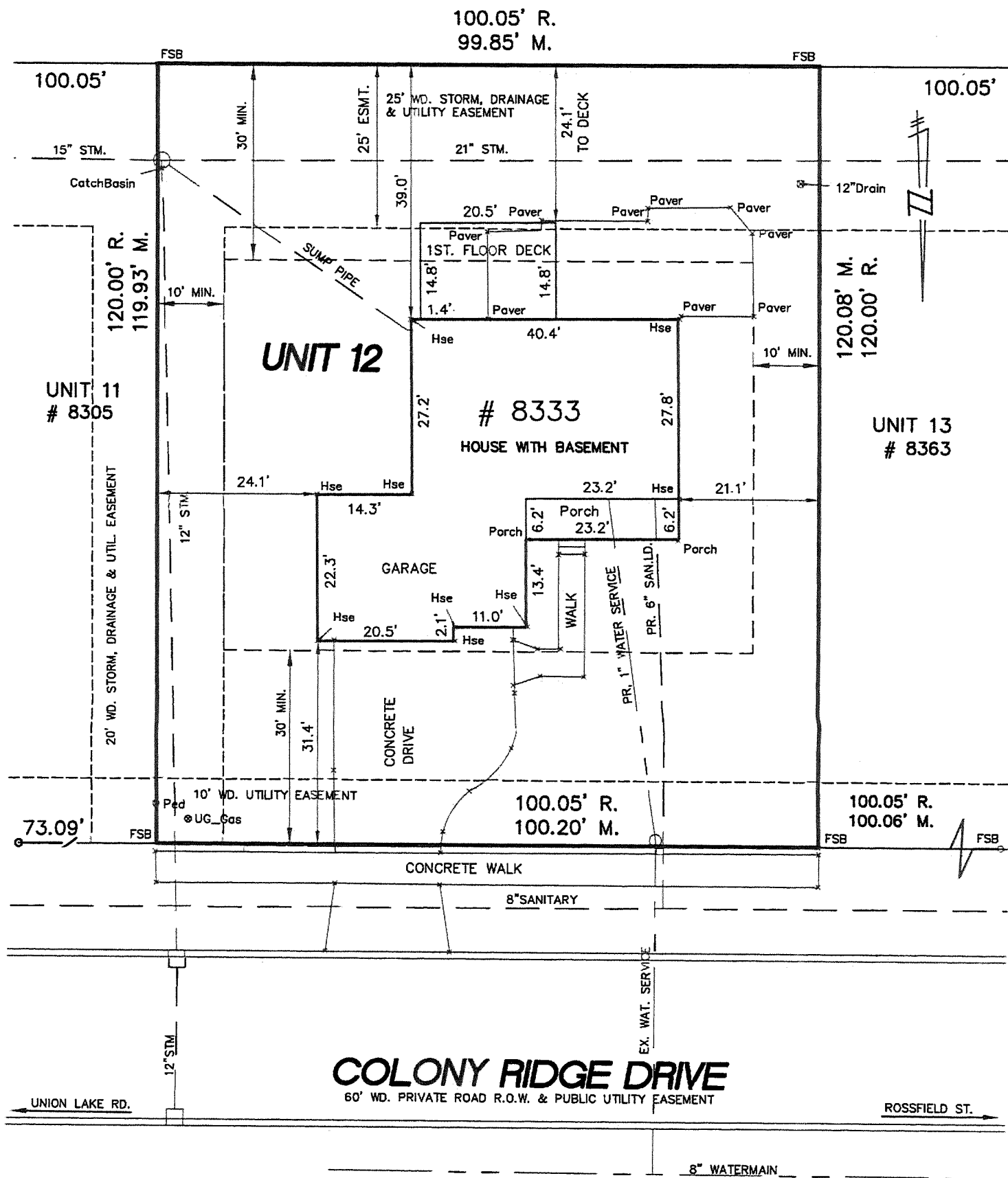
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Sincerely,

Nick Spencer, Building Official
White Lake Township

UNIT 12 "COLONY RIDGE"

SITE CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 37762, PAGES 74 THROUGH 134, INCLUSIVE, OAKLAND COUNTY RECORDS, AS AMENDED AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 1877. TOGETHER WITH RIGHTS IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN THE ABOVE MASTER DEED (AND AMENDMENTS THERETO) AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. SIDWELL NO. 12-36-404-012 #8333 COLONY RIDGE DRIVE



COLONY RIDGE DRIVE

60' WD. PRIVATE ROAD R.O.W. & PUBLIC UTILITY EASEMENT

LOT SURVEY LEGEND:

R. RECORD DISTANCE
M. MEASURED DISTANCE
FSB FOUND STEEL BAR

MINIMUM SETBACKS:
FRONT = 30 FEET
REAR = 30 FEET
SIDE = 10' MIN. EACH

LOT SURVEY

CLIENT: DAVID BONAMY
8333 COLONY RIDGE DRIVE
WHITE LAKE, MI. 48386

DATE:
7-15-26

JOB NO.:
26-07-002

SCALE:
1"=20'



691 WING STREET
Plymouth, Mi. 48170
ph. 800.221.5263
ph. 734.455.5501
fax 877.837.5267

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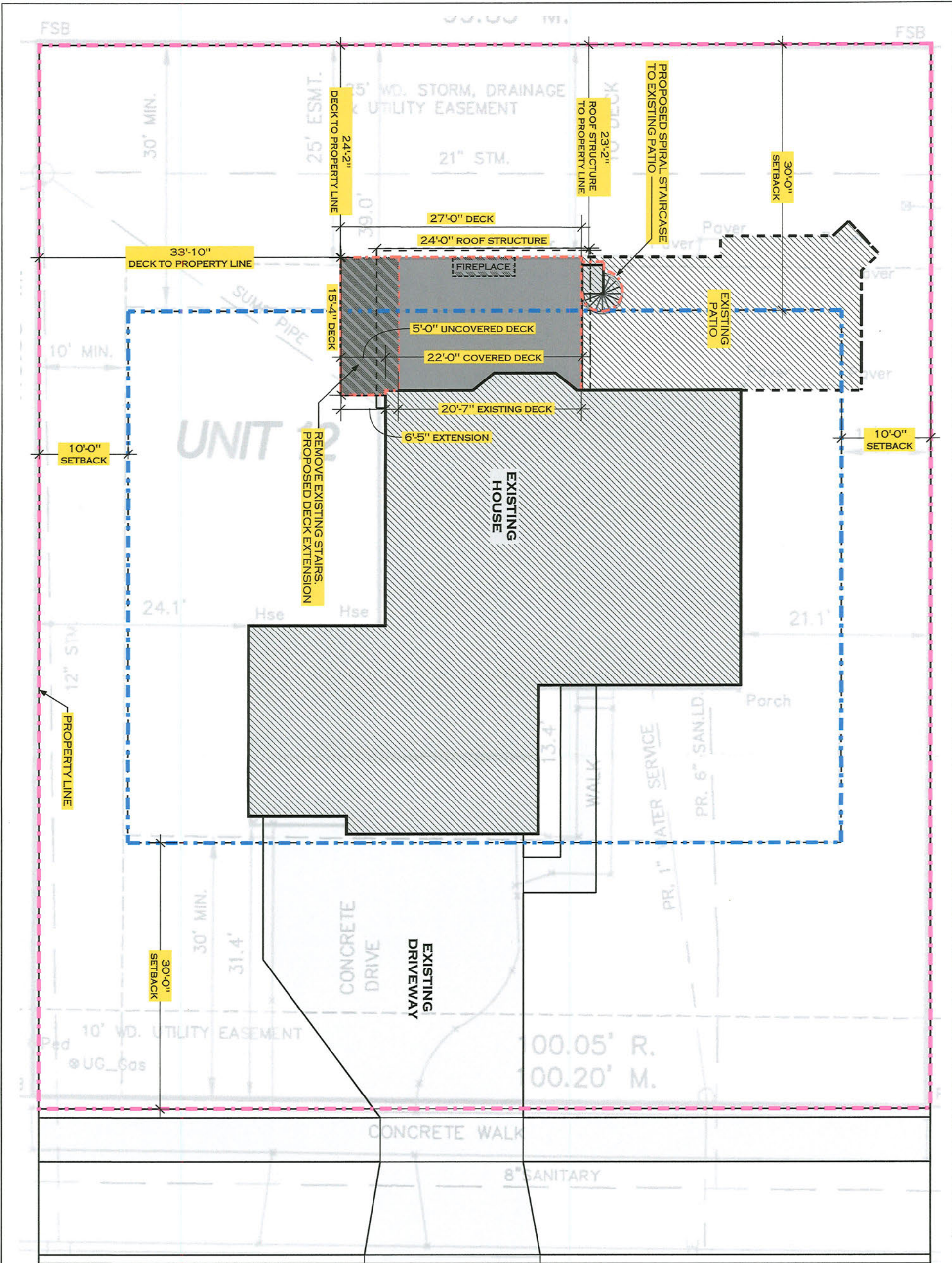
DRAWN BY:
GW

CHECK:
PPP

SHEET:
1



UTILITY WARNING
Know what's below.
Call before you dig.



A	01	Site Plan Scale: 3/32" = 1'-0"	David Bonamy 8333 Colony Ridge Dr., White Lake, MI 48386	 CREATIVE DESIGN BUILD 3195 Orchard Lake Rd. Keego Harbor, MI 48320 Phone: 248.631.4151 Email: info@creativebp.co	REVISIONS	
					MM/DD/YY	REMARKS
					1	
					2	
					3	
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		CLIENT SIGNATURE		CREATIVE REPRESENTATIVE		Date

CLIENT SIGNATURE

Date

CREATIVE REPRESENTATIVE

Date



1
A2 EXISTING DECK



2
A2 PROPOSED - RENDERINGS



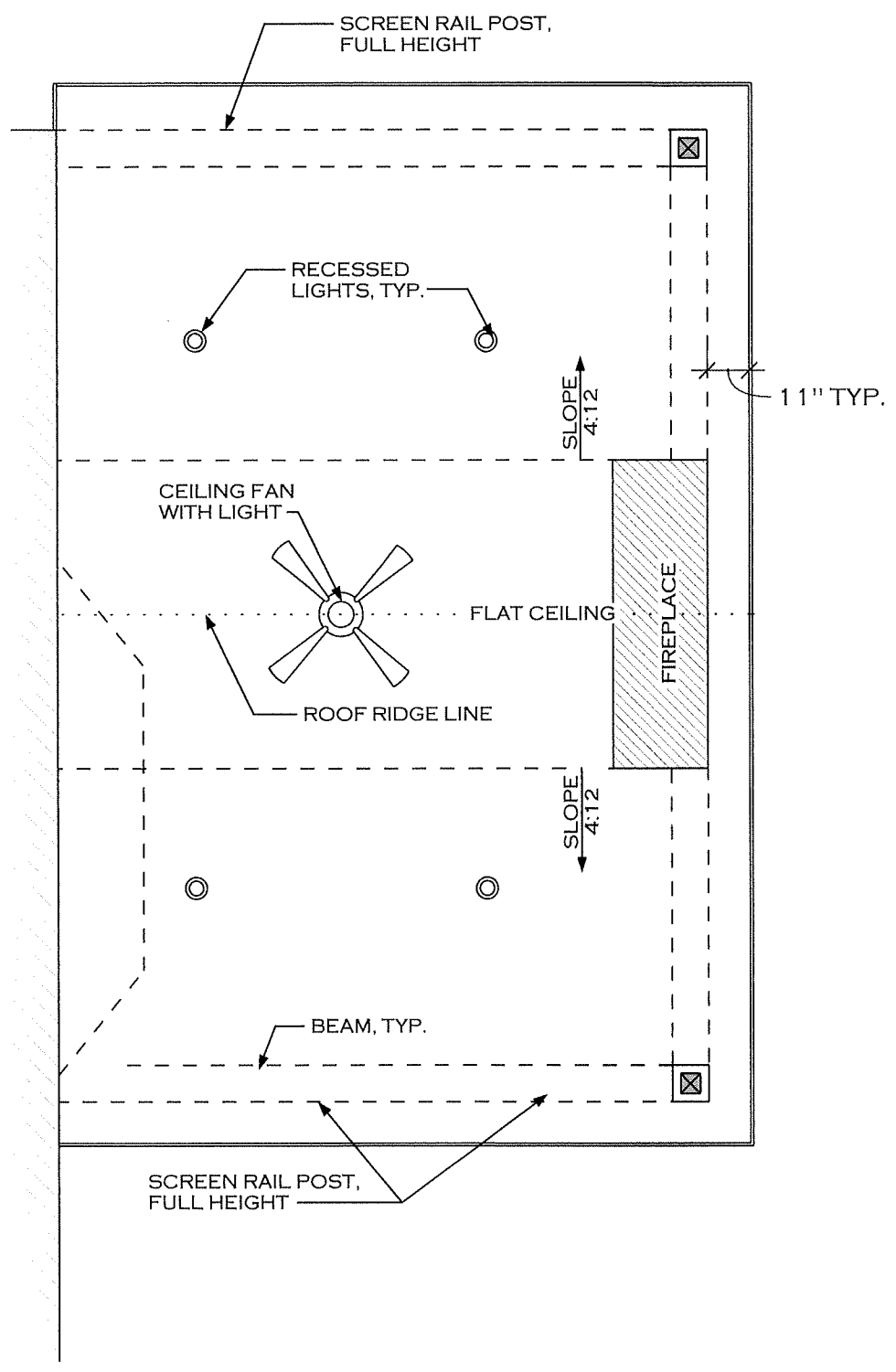
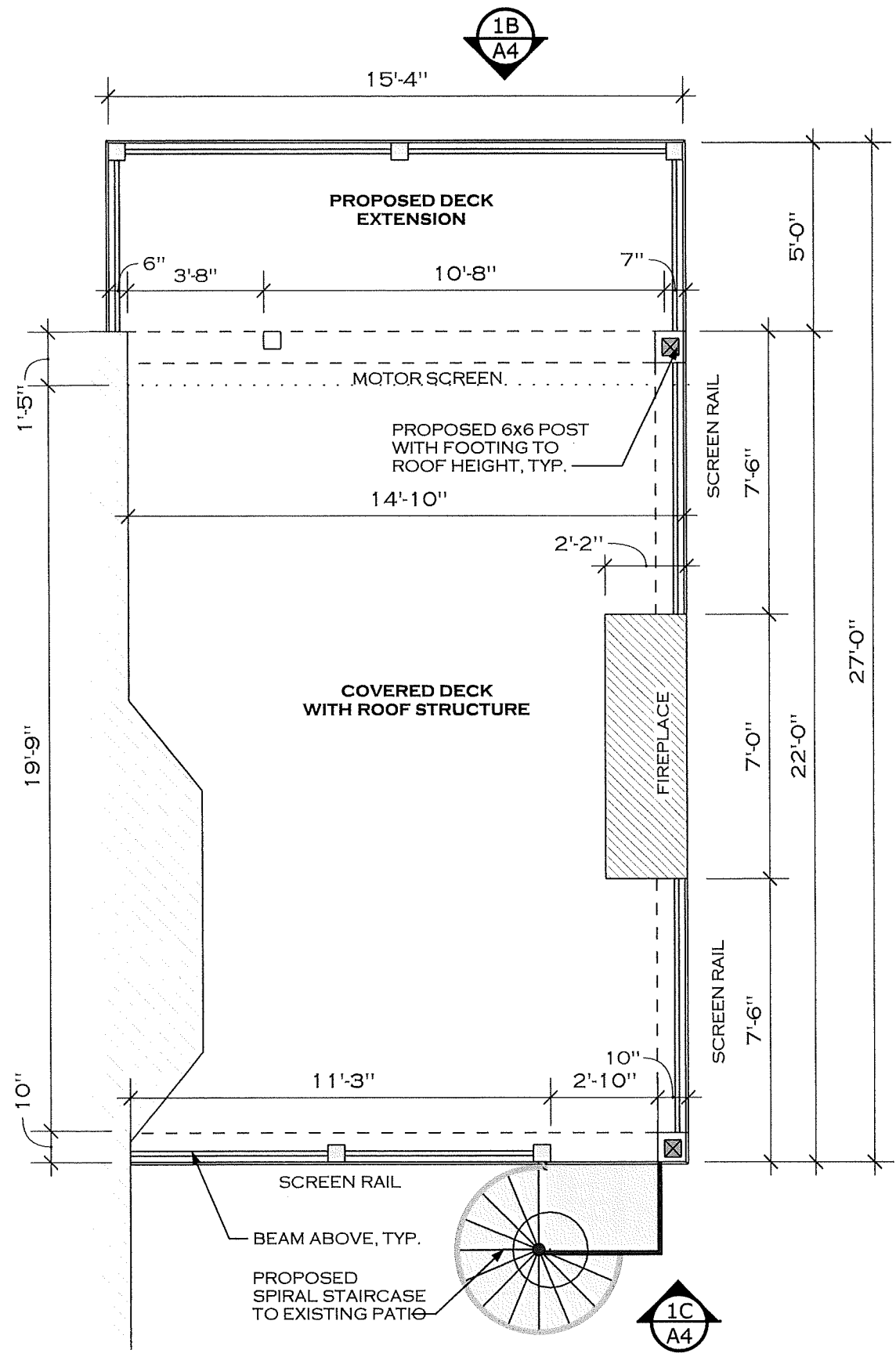
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CREATIVE DESIGN BUILD
 3195 Orchard Lake Rd.
 Keego Harbor, MI 48320
 Phone: 248.631.4151
 Email: info@creativebp.co

David Bonamy
 8333 Colony Ridge Dr.,
 White Lake,
 MI 48386

Proposed Renderings

A 02



1
A3 PLAN
Scale: 1/4"=1'-0"

2
A3 REFLECTED CEILING PLAN
Scale: 1/4"=1'-0"

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CREATIVE DESIGN BUILD
3195 Orchard Lake Rd.
Keego Harbor, MI 48320
Phone: 248.631.4151
Email: info@creativebp.co



David Bonamy
8333 Colony Ridge Dr.,
White Lake,
MI 48386

Plan and Elevations

A 03

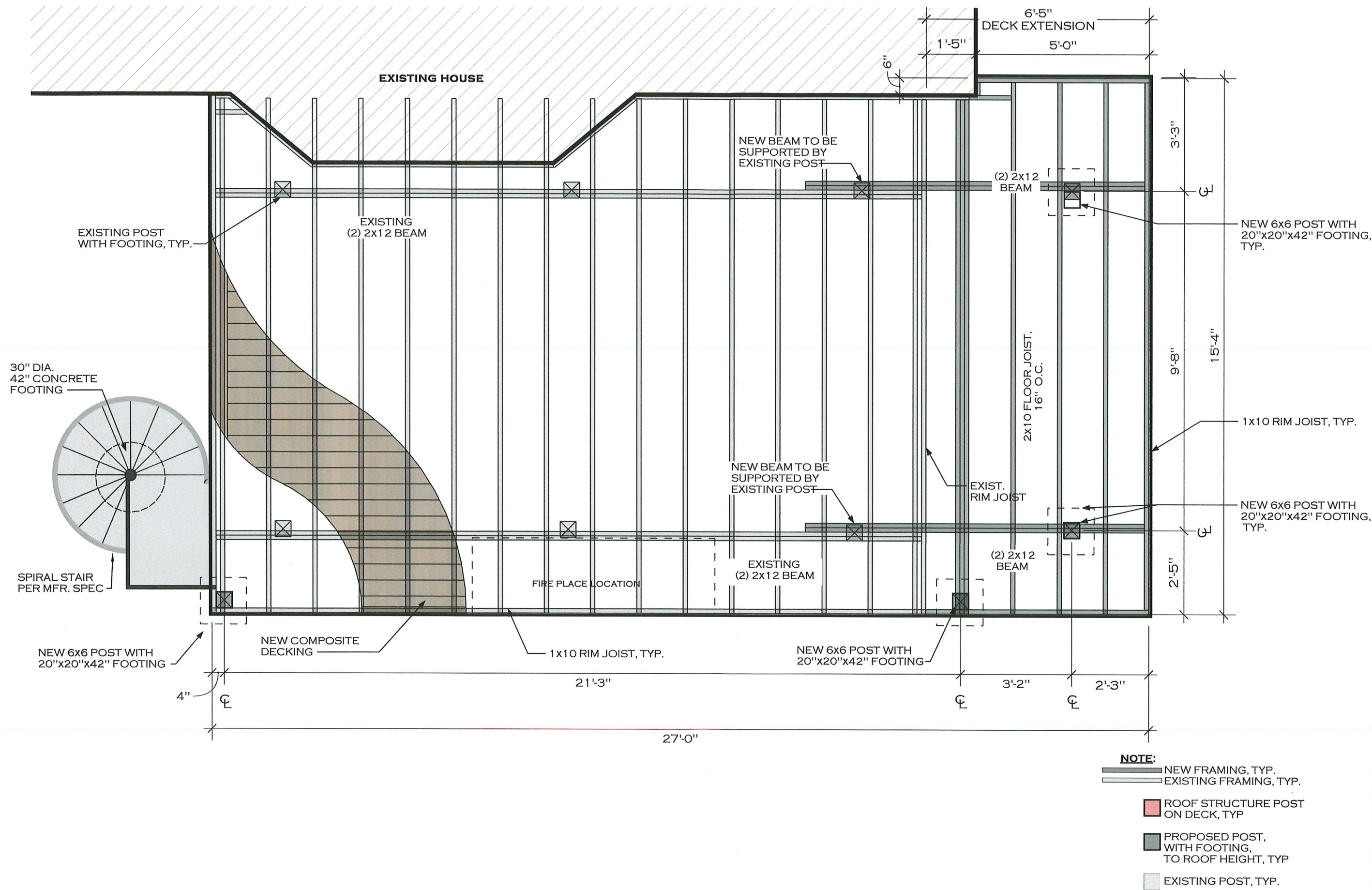
Item B.

Date

CREATIVE REPRESENTATIVE

Date

CLIENT SIGNATURE



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CREATIVE
DESIGN BUILD3195 Orchard Lake Rd.
Keego Harbor, MI 48320
Phone: 248.631.4151
Email: info@creativebp.coDavid Bonamy
8333 Colony Ridge Dr.,
White Lake,
MI 48386Deck Framing Plan
Scale: 3/8" = 1'-0"

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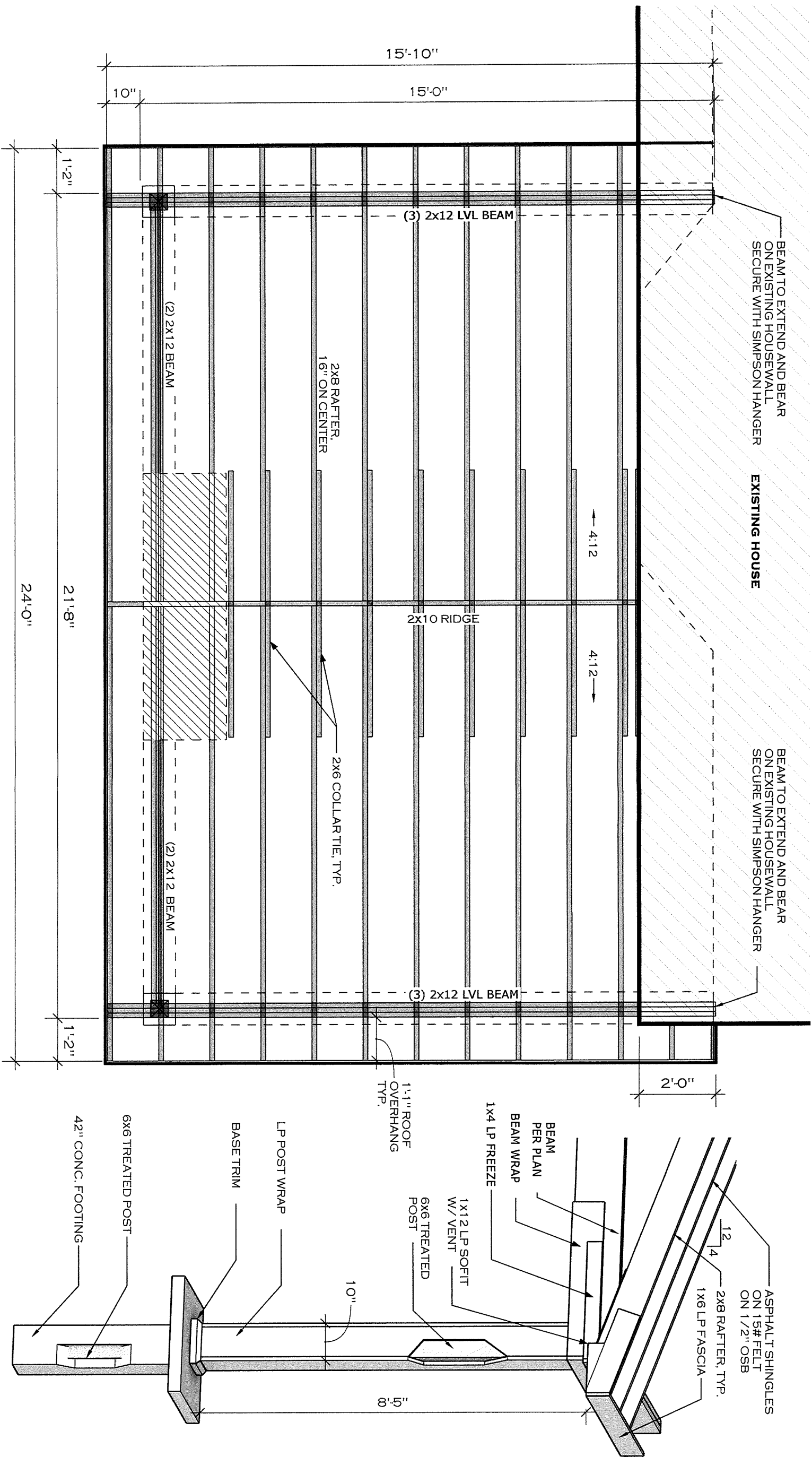
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Date

CREATIVE REPRESENTATIVE

Date

CLIENT SIGNATURE



1 REFLECTED CEILING PLAN
A6 Scale: 3/8"=1'-0"

2 TYPICAL POST DETAIL
A6 Scale: 3/4"=1'-0"

REVISIONS	
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CREATIVE
DESIGN BUILD

3195 Orchard Lake Rd.
Keego Harbor, MI 48320
Phone: 248.631.4151
Email: info@creativebp.co

David Bonamy
8333 Colony Ridge Dr.,
White Lake,
MI 48386

Roof Framing Plan & Details

CLIENT SIGNATURE

Date

CREATIVE REPRESENTATIVE

Date

TO: Zoning Board of Appeals

FROM: David J. Waligora, AICP, Senior Planner

DATE: August 20, 2026

RE: 7551 Haley Road – Swimming Pool Barrier Variance

Agenda item: 8B

Appeal Date: August 27, 2026

Applicant:

Quinn J. Falzon
Michael K. Falzon
7551 Haley Road
White Lake, MI 48383

Owner: Falzon Trust

Address: 7551 Haley Road

Parcel #: 12-16-401-007

Location: East of Haley Rd and Porter Rd,
on the north side of the road.

Zoning: AG, Agricultural



Property Description and Platting History

The subject property is located at **7551 Haley Road** and is identified as Parcel No. **Y-12-16-401-007**. The parcel contains approximately **10.10 acres** and is zoned **AG – Agricultural**. The property is improved with a single-family residence constructed in 1974, an attached garage, and an agricultural barn. The site is served by a private well and septic system.

The parcel is not located within a platted subdivision. Its legal description identifies it as an unplatted portion of the southeast quarter of Section 16, measuring approximately 333 feet in width and extending approximately 1,320 feet in depth. The property therefore has a substantially different development pattern from the smaller platted residential lots found in many other areas of the Township.

The application materials describe the property as rural in character, with extensive wooded areas, wetlands, and substantial separation from neighboring residences. The applicants also note that Haley Road is unpaved and that the property is not served by sidewalks.

The property has historically contained residential and accessory agricultural improvements. The current residence dates to 1974, while the existing barn dates to 1977. The applicants further indicate that a swimming pool existed on the property prior to their ownership and that the current pool replaced that earlier pool.

Applicant's Proposal

The applicants are requesting a variance from the Township's swimming pool barrier requirements to allow the existing in-ground swimming pool to remain without installation of the otherwise required perimeter fence. Article 5.10 of the Zoning Ordinance requires swimming pools to be enclosed on all sides by a minimum four-foot-high, non-ladderable fence with self-closing and self-latching gates.

In support of the request, the applicants propose to rely on several existing site and safety features, including a professionally installed automatic electric safety cover with keyed controls, an additional winter safety cover, an approximately six-foot retaining wall along portions of the pool area, and the property's wooded and rural setting.

The applicants contend that these features, together with the size and isolation of the property, provide multiple layers of protection and satisfy the underlying public safety intent of the ordinance. The requested variance is limited to relief from the perimeter fence requirement.



Zoning Analysis

The subject property is zoned **AG – Agricultural** and is developed with a single-family residence and customary residential accessory improvements. A residential swimming pool is permitted as an accessory use; however, swimming pools are subject to the supplemental standards contained in **Article 5.10** of the Zoning Ordinance.

Article 5.10 requires residential swimming pools to be enclosed on all sides by a minimum **four-foot-high, non-ladderable fence**, with any gate required to be self-closing and self-latching. In May 2024, the Township advised the property owners that the proposed automatic safety cover, while potentially compliant with applicable building-code requirements, did not satisfy the separate fencing requirement of the Zoning Ordinance and that a variance would be necessary to proceed without the required fence. The pool was subsequently constructed under Building Permit **P24-00840**, which described the project as a **16-foot by 40-foot in-ground fiberglass pool and fence**. The permit also identified fencing, gates, and alarms as requirements for final inspection.

The applicants previously sought relief from the same perimeter fence requirement in 2024. The Zoning Board of Appeals denied that request. The current application again seeks permission to maintain the pool without the required perimeter fence, but includes additional supporting material emphasizing the physical characteristics of the property and the safety measures currently in place.

The applicants' primary argument is that the subject property is substantially different from a typical residential lot. The approximately 10-acre parcel is agriculturally zoned, rural in character, heavily wooded, affected by wetlands, and substantially separated from neighboring residences. The applicants also identify the existing retaining wall, automatic safety cover, keyed controls, and winter safety cover as additional layers of protection.

These characteristics may support a finding that the property is **unique**. The Board should separately consider whether those same characteristics create a practical difficulty in complying with the perimeter fence requirement, or whether they instead support the applicants' position that a fence is unnecessary because of the alternative safety measures already in place.

The Board should also consider whether the circumstances giving rise to the request are self-created. The applicants constructed the replacement pool after being advised of the Township's fencing requirement. The 2024 building permit contemplated both the pool and the required fence, and the applicants subsequently sought and were denied a variance from that requirement.



A related consideration is the distinction between a property-specific variance and a broader policy question concerning the ordinance itself. A variance is intended to provide relief where the particular characteristics of a property create a practical difficulty in complying with an ordinance standard. If the principal issue is instead whether an approved automatic safety cover should generally be permitted as an alternative to perimeter fencing, the Board may wish to consider whether that question is more appropriately addressed through a future amendment to Article 5.10 rather than through an individual variance.

The Board should also consider the relationship between this request and **Article 7.37(F), Compliance with Other Laws**. The applicants characterize this provision as inapplicable because the variance is not being sought to comply with the Michigan Right to Farm Act or the Americans with Disabilities Act. At the same time, the automatic safety cover may satisfy applicable building-code requirements. The Board may consider that compliance as evidence that the cover is a recognized safety measure, while also recognizing that Article 5.10 of the Zoning Ordinance imposes a separate perimeter fencing requirement. Accordingly, the Board must determine whether the additional information submitted with this application establishes a property-specific practical difficulty sufficient to warrant relief from the perimeter fence requirement, or whether the circumstances presented do not satisfy the variance standards and are more appropriately addressed through compliance with the existing ordinance or consideration of a future ordinance amendment.

Zoning Board of Appeals Options:

Motion for Approval

I move to approve 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, to allow the existing in-ground swimming pool to remain without installation of the otherwise required perimeter fence.

This approval is based upon the Zoning Board of Appeals' findings that the request satisfies the applicable variance standards of Article 7.37, as discussed by the Board and reflected in the meeting minutes.

Approval is subject to the following conditions:

1. The automatic safety cover shall be maintained in operable condition.
2. The other safety measures identified in the application shall be maintained.
3. The property shall remain in compliance with all other applicable Township requirements.
4. The property shall remain in compliance with all applicable Michigan Building Code requirements.

Motion for Denial

I move 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.

This denial is based upon the Zoning Board of Appeals' findings that the request does not satisfy the applicable variance standards of Article 7.37, as discussed by the Board and reflected in the meeting minutes.

WHITE LAKE TOWNSHIP

Item C.



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

+ Michael K. Falzon

NAME: Quinn J. Falzon Trust PHONE: [REDACTED]

ADDRESS: 7551 Haley Rd. White Lake MI. 48383

EMAIL: [REDACTED]

INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 7551 Haley Rd. White Lake ~~MI~~ MI 48383 ZONING: (AG)
Agricultural Zone

VALUE OF IMPROVEMENT: \$ 900K+ SEV OF EXISTING STRUCTURE: \$ 238K

The pool itself was around \$170K.

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

The requested variance is sought to permit the use of an ASTM-compliant automatic electric safety cover in lieu of a perimeter fence. The property contains unique physical characteristics, including significant natural separation, a substantial retaining wall, extensive landscaping, and limited public visibility. The requested variance will not adversely affect neighboring properties or the public interest and is supported by the attached narrative, photographs, exhibits, and supporting documentation. Thank you kindly!

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: Quinn J. Falzon DATE: 7/23/26

PROPERTY OWNER AUTHORIZATION

Date: 7/23/20

To:

White Lake Township Zoning Board of Appeals
7525 Highland Road
White Lake, MI 48383

RE: Authorization for Zoning Board of Appeals Application

Property Address: 7551 Haley Road, White Lake, Michigan 48383

To the Members of the White Lake Township Zoning Board of Appeals:

I, Quinn J. Falzon, am an owner of the property located at 7551 Haley Road, White Lake, Michigan 48383.

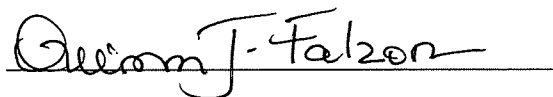
By this letter, I authorize the submission and processing of the accompanying Zoning Board of Appeals variance application for the above-referenced property. This authorization is made on behalf of the ownership interests associated with the property, including Quinn J. Falzon and the Michael K. Falzon Trust.

I respectfully request that the Zoning Board of Appeals review the application and the supporting materials submitted with it. I understand that this authorization permits the Township to process and consider the requested variance for the property.

Should additional information or clarification be required, I am available to assist throughout the review process.

Thank you for your time and consideration.

Respectfully submitted,



Quinn J. Falzon

Property Owner

7551 Haley Road

White Lake, MI 48383

Phone: 947-466-5134

Email: qfmichigan@gmail.com

Date: 7/23/20



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



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

WHITE LAKE TOWNSHIP

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

May 16, 2024

Michael and Quinn Falzon
 7551 Haley Rd
 White Lake, MI 48383

Re: Swimming Pool Barrier Requirements

Based on the submitted application, the proposed swimming pool does not satisfy the White Lake Township Clear Zoning Ordinance for swimming pool barriers.

Article 5.10 of the White Lake Township Clear Zoning Ordinance: swimming pools shall be fenced on all sides with a minimum four-foot high, non-ladderable fence, with any gate to be self-closing and latching.

While the swimming pool is proposed to include a code-compliant safety cover as permitted by Section 305 of 2021 International Swimming Pool and Spa Code, it lacks the barrier requirements required by the ordinance.

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 June 27th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than May 23rd at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
 White Lake Township

PAGE 1

WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

Narrative in Support of Variance Request

Property Address

7551 Haley Road
White Lake, Michigan 48383

Applicants

Quinn J. Falzon Trust
Michael K. Falzon

Hearing Date

August 27, 2026

Ordinance

White Lake Township Zoning Ordinance
Section 7.37 – General Variance Standards

Request

Variance from the requirement to install a perimeter fence surrounding an existing in-ground residential swimming pool.

Submitted To

White Lake Township Zoning Board of Appeals

“This application is respectfully submitted to demonstrate that the requested variance satisfies the standards established under Section 7.37 of the White Lake Township Zoning Ordinance while preserving the public safety objectives intended by the Ordinance.”

PAGE 2

TABLE OF CONTENTS

1. Letter to the Zoning Board of Appeals
2. Executive Summary
3. Property Description
4. History of the Property
5. Existing Safety Features
6. Enhanced Safety Improvements
7. Section 7.37(A) – Practical Difficulty
8. Section 7.37(B) – Unique Situation
9. Section 7.37(C) – Not Self-Created
10. Section 7.37(D) – Substantial Justice
11. Section 7.37(E) – Minimum Variance Necessary
12. Section 7.37(F) – Compliance with Other Laws
13. Consistency with the Purpose of the Ordinance
14. Conclusion
15. Exhibit Index

Proposed Exhibits

Exhibit A – Property Survey

Exhibit B – Aerial Photograph of Entire Property

Exhibit C – Wetlands Map

Exhibit D – Photographs of Existing Conditions

Exhibit E – Retaining Wall Photographs

Exhibit F – Automatic Safety Cover Specifications

Exhibit G – Winter Safety Cover

Exhibit H – Existing Pool Layout

Exhibit I – Property Boundary and Surrounding Wooded Areas

Exhibit J – Historical Property Information (Previous Pool)

Exhibit K – Additional Supporting Documentation

PAGE 3

LETTER TO THE ZONING BOARD OF APPEALS

August 27, 2026

White Lake Township Zoning Board of Appeals

RE: Variance Request – 7551 Haley Road, White Lake, Michigan 48383

Dear Members of the Zoning Board of Appeals,

Thank you for taking the time to review our variance request. We recognize the important responsibility entrusted to the Board to protect the health, safety, and welfare of White Lake Township residents, and we sincerely appreciate your service to our community.

Our request is not made to avoid safety requirements, nor is it intended to challenge the purpose of the Township's pool barrier ordinance. Rather, we respectfully ask the Board to consider the exceptional physical characteristics of our property and the extensive safety measures already in place.

Our property is unlike a typical residential subdivision lot. It consists of approximately 10.5 acres in a rural agricultural setting, surrounded by extensive wetlands and mature wooded areas. It is located on a dirt road, has no sidewalks, no homeowners association, and very limited public access. The pool area is further protected by an existing six-foot retaining wall, a professionally installed automatic electric safety cover that remains closed whenever the pool is not in use, and an additional winter safety cover during the off-season.

We believe these unique characteristics satisfy the intent of Section 7.37 and respectfully request that the Board grant the minimum variance necessary.

Thank you for your thoughtful consideration.

Respectfully submitted,

Quinn J. Falzon



PAGES 4–26

PAGE 4 – EXECUTIVE SUMMARY

The Applicants respectfully request a variance from the requirement to install a perimeter fence around the existing residential swimming pool.

The request is based upon the unique physical characteristics of the property—not personal preference, financial hardship, or aesthetics. The property’s size, rural agricultural setting, wetlands, mature wooded surroundings, existing retaining wall, and multiple integrated safety systems distinguish it from a typical residential lot.

The requested variance is the minimum necessary and would preserve the public safety objectives of the Ordinance while recognizing the property’s exceptional circumstances.

PAGE 5 – PROPERTY DESCRIPTION

Property Address:

7551 Haley Road
White Lake, Michigan 48383

Property Characteristics

- Approximately 10.5 acres
- Agricultural zoning/use
- Rural location
- Dirt road access
- No subdivision
- No homeowners association
- No sidewalks
- No public pedestrian traffic
- Extensive wetlands
- Mature heavily wooded surroundings
- Significant separation from neighboring homes
- Existing six-foot retaining wall
- Existing 20' × 40' in-ground saltwater pool
- Automatic electric safety cover
- Winter safety cover

Unlike a typical subdivision lot, the property is naturally secluded and buffered by its size, topography, wetlands, and wooded surroundings.

PAGE 5A – PURPOSE OF THE VARIANCE

Purpose of the Variance

The Applicants respectfully request a variance from the White Lake Township requirement to install a perimeter fence around the existing in-ground residential swimming pool.

This request is **not** intended to eliminate safety measures, avoid compliance with the intent of the Ordinance, or establish a precedent for other properties.

Rather, the Applicants request that the Zoning Board of Appeals recognize the unique physical characteristics of this property and the extensive safety measures already in place. The property's approximately 10.5-acre size, agricultural setting, rural location, extensive wetlands, mature wooded surroundings, existing six-foot retaining wall, and professionally installed automatic electric safety cover create circumstances that differ substantially from a typical residential subdivision lot.

The Applicants respectfully submit that these combined features further the underlying public safety objectives of the Ordinance while making the installation of an additional perimeter fence unnecessary under the unique circumstances of this property.

PAGE 5B – PROPERTY CHARACTERISTICS AT A GLANCE

Property Characteristics

Characteristic	Existing Condition
Property Size	Approximately 10.5 Acres
Zoning	Agricultural
Location	Rural White Lake Township
Road	Dirt Road
Homeowners Association	None
Sidewalks	None
Public Pedestrian Access	Extremely Limited
Wetlands	Surrounding Portions of Property
Mature Wooded Areas	Yes
Existing Retaining Wall	Approximately Six Feet
Swimming Pool	20' × 40' Saltwater Pool
Automatic Safety Cover	Professionally Installed
Winter Safety Cover	Installed During Off-Season
Previous Pool	Existing pool replaced an older pool previously located on the property
Neighboring Homes	Significant Separation

These characteristics distinguish the property from the majority of residential lots within White Lake Township.

PAGE 5C – EXISTING LAYERS OF PROTECTION

Multiple Independent Safety Features

The Applicants have intentionally incorporated multiple layers of protection designed to reduce access to the pool whenever it is not actively in use.

Layer 1

Professionally installed automatic electric safety cover.

Layer 2

Key-operated control system that limits operation to authorized users.

Layer 3

Additional winter safety cover installed during the off-season.

Layer 4

Existing six-foot retaining wall surrounding portions of the pool area.

Layer 5

Natural wetlands surrounding portions of the property.

Layer 6

Dense mature wooded areas creating natural visual and physical buffers.

Layer 7

Approximately 10.5 acres providing substantial separation from neighboring properties.

Layer 8

Rural location with no sidewalks, no subdivision, no homeowners association, and very limited public access.

Together, these independent features create multiple layers of protection that are uniquely suited to this property's physical characteristics.

PAGE 5D – FINDINGS OF FACT

Findings of Fact

The Applicants respectfully submit the following facts in support of this variance request:

1. The subject property consists of approximately 10.5 acres.
 2. The property is located within a rural agricultural area of White Lake Township.
 3. The property is surrounded by extensive wetlands and mature wooded areas.
 4. The property is located on a dirt road and is not within a residential subdivision.
 5. There is no homeowners association and no public sidewalks providing pedestrian access.
 6. The existing pool is a 20-foot by 40-foot in-ground saltwater swimming pool.
 7. Prior to the Applicants' ownership, an older swimming pool existed on the property.
 8. The current pool replaced the previous pool and incorporates substantially enhanced safety features.
 9. The pool is equipped with a professionally installed automatic electric safety cover that remains closed whenever the pool is not actively in use.
 10. A winter safety cover is installed during the off-season.
 11. Portions of the pool area are protected by an existing six-foot retaining wall.
 12. Neighboring residences are located significant distances from the pool area.
 13. The Applicants seek only the minimum variance necessary from the perimeter fence requirement.
 14. The requested variance would not change the permitted residential use of the property.
 15. The Applicants remain committed to maintaining and operating the pool in a safe and responsible manner.
-

PAGE 6 – HISTORY OF THE PROPERTY

Prior to our ownership, an older swimming pool existed on the property. That pool did not incorporate the modern safety features now present.

Since purchasing the property, we have invested substantially in improving safety by installing a professionally constructed saltwater pool equipped with an automatic electric safety cover and a winter safety cover. These improvements represent a significant enhancement over the property's previous condition and reflect our commitment to responsible pool ownership.

PAGE 7 – EXISTING SAFETY FEATURES

The property includes multiple independent layers of protection:

- Automatic electric safety cover
- Key-operated controls
- Cover remains closed whenever the pool is not in use
- Winter safety cover
- Existing six-foot retaining wall
- Extensive wetlands
- Mature wooded surroundings
- Approximately 10.5 acres creating substantial setbacks
- Rural location with limited outside traffic

These measures collectively reduce access to the pool when it is not in use.

PAGE 8 – ENHANCED SAFETY IMPROVEMENTS

Rather than relying on a single protective measure, the property incorporates multiple overlapping safety systems.

These include:

- Automatic safety cover
- Locking controls
- Winter cover
- Retaining wall
- Natural barriers
- Large acreage
- Rural setting

These improvements demonstrate our commitment to safety while maintaining the character of our rural property.

PAGE 9 – SECTION 7.37(A) PRACTICAL DIFFICULTY

A practical difficulty exists because of the exceptional physical characteristics of this property.

The parcel is substantially larger than a typical residential lot and is surrounded by wetlands and mature wooded areas that naturally restrict access and visibility.

The pool is additionally protected by an existing retaining wall and an automatic safety cover that remains closed whenever the pool is not in use.

Our request is not based upon economic hardship, convenience, or aesthetics. Rather, it is based upon the unique characteristics of the property and the existing safety measures that already further the public safety purpose of the Ordinance.

PAGE 10 – SECTION 7.37(B) UNIQUE SITUATION

This property is unique because it combines:

- 10.5 acres
- Agricultural setting
- Extensive wetlands
- Mature wooded surroundings
- Dirt road
- No sidewalks
- No HOA
- Significant distance to neighboring homes
- Existing retaining wall
- Multiple integrated pool safety systems

These conditions differ substantially from the typical residential properties within the Township.

PAGE 11 – SECTION 7.37(C) NOT SELF-CREATED

The Applicants acknowledge that the existing swimming pool was constructed on the property. However, the practical difficulty for which relief is requested is not the existence of the pool itself.

Rather, the practical difficulty arises from the unique physical characteristics of the property, including its approximately 10.5-acre size, agricultural setting, extensive wetlands, mature wooded surroundings, existing six-foot retaining wall, significant setbacks from neighboring properties, and rural location.

These site characteristics are inherent to the land and were not created by the Applicants. The Applicants are requesting relief because strict application of the Ordinance to this uniquely situated parcel does not account for these exceptional conditions or the property's existing layers of protection.

PAGE 12 – SECTION 7.37(D) SUBSTANTIAL JUSTICE

Granting the requested variance would not adversely affect neighboring properties or the public.

The requested relief would not increase:

- Traffic
- Noise
- Fire hazards
- Density
- Visual impacts
- Odors
- Public safety concerns

The variance would simply recognize that this property already employs multiple protective measures that achieve the Ordinance's public safety objectives in light of its unique setting.

PAGE 13 – SECTION 7.37(E) MINIMUM VARIANCE NECESSARY

The Applicants seek only the minimum relief necessary.

All existing safety measures will remain in place.

The only relief requested is from constructing an additional perimeter fence around the pool.

PAGE 14 – SECTION 7.37(F) COMPLIANCE WITH OTHER LAWS

This request is not made for purposes of complying with the Michigan Right to Farm Act or the Americans with Disabilities Act.

Accordingly, this section is not applicable.

SUMMARY OF COMPLIANCE WITH SECTION 7.37

Ordinance
Requirement

Applicants' Response

A. Practical Difficulty	The property's exceptional size, rural setting, wetlands, wooded surroundings, retaining wall, and existing safety systems create a practical difficulty unique to this parcel.
B. Unique Situation	The property differs substantially from a typical residential subdivision lot due to its acreage, agricultural setting, natural barriers, and limited public access.
C. Not Self-Created	The unique physical characteristics giving rise to the practical difficulty are inherent to the property and were not created by the Applicants.
D. Substantial Justice	Granting the variance would preserve public safety, would not adversely affect neighboring properties, and would not create special development rights.
E. Minimum Variance Necessary	The Applicants seek only relief from the perimeter fence requirement while retaining all other existing safety measures.
F. Compliance with Other Laws	This provision is not applicable to the present request.

The Applicants respectfully submit that the requested variance satisfies each of the applicable standards set forth in Section 7.37 of the White Lake Township Zoning Ordinance.

PAGE 15 – CONSISTENCY WITH THE PURPOSE OF THE ORDINANCE

We fully support the Township's goal of preventing accidental or unauthorized access to swimming pools.

This request seeks recognition that the property's existing safety measures, combined with its unique physical characteristics, further those same public safety objectives.

PAGE 16 – CONCLUSION

For the reasons presented, we respectfully request approval of this variance.

The property possesses exceptional characteristics not commonly found within the Township.

Granting this limited variance would recognize those unique circumstances while preserving the intent of the Ordinance and protecting the public.

We sincerely appreciate the Board's consideration.

EXHIBIT INDEX

Exhibit A: Historical Property Photographs

Exhibit B: Current Property Improvements

Exhibit C: Additional Site Documentation Photographs

Exhibit D: Automatic Electric Safety Cover & Keyed Control

Exhibit E: Property Characteristics (Retaining Wall, Wooded Setting, Open Space & Rural Roadway)

PHOTOGRAPH INDEX

- **Figure 1.** Overall view of pool with automatic safety cover closed.
- **Figure 2.** View from deck illustrating retaining wall and pool area.
- **Figure 3.** Winter safety cover installed.
- **Figure 4.** Automatic safety cover fully closed over pool.
- **Figure 5.** Pool in normal residential use.
- **Figure 6.** Rear yard demonstrating expansive open space.
- **Figure 7.** Retaining wall adjacent to pool.
- **Figure 8.** Pool and retaining wall with safety cover secured.
- **Figure 9.** Haley Road rural dirt road frontage.
- **Figure 10.** Front driveway and residence.
- **Figure 11.** Side yard and wooded surroundings.
- **Figure 12.** Landscape stairway and grade changes.
- **Figure 13.** Landscape screening surrounding pool equipment.
- **Figure 14.** Rear fire pit and surrounding acreage.
- **Figure 15.** Automatic keyed safety cover control.
- **Figure 16.** Additional view of keyed control switch.
- **Figure 17.** Close-up of retaining wall construction.

EXHIBIT A

Historical Property Photographs

Purpose: These historical photographs document the condition of the property prior to the Applicants' purchase and renovation. They demonstrate that significant improvements were made to modernize the residence and replace deteriorated features with safer, higher-quality construction.

Figure 1 – Original rear elevation of the residence before renovations.



Figure 1 – Original rear elevation of the residence before renovations.

Relevance to Variance Request: This photograph shows the rear of the residence before the Applicants purchased and extensively renovated the property. At that time, the exterior decks and pool area were older and later replaced as part of a substantial investment to improve the property's safety and condition.

Figure 2 – Original aerial view showing surrounding wetlands and open land.

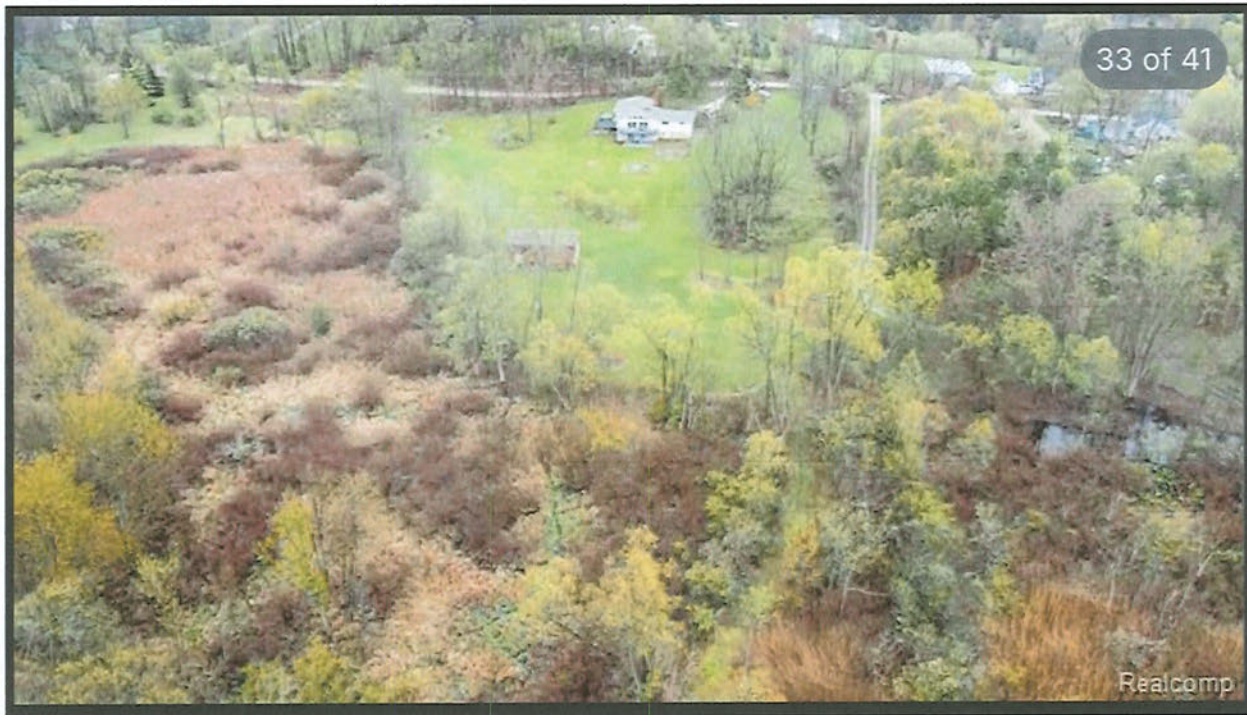


Figure 2 – Original aerial view showing surrounding wetlands and open land.

Relevance to Variance Request: This aerial photograph illustrates the property's rural character, extensive wetlands, and significant open space surrounding the residence.

Figure 3 – Original aerial overview of the approximately 10-acre property.

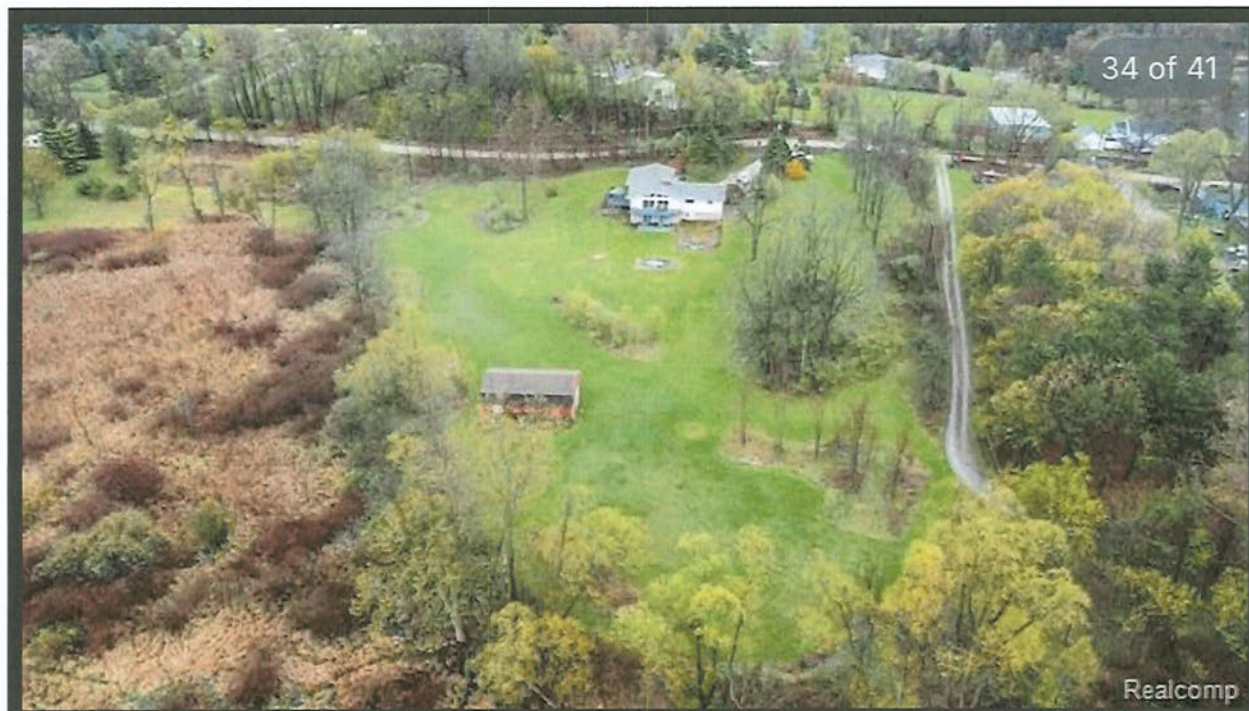


Figure 3 – Original aerial overview of the approximately 10-acre property.

Relevance to Variance Request: This view demonstrates the size of the parcel, the distance from neighboring homes, and the natural wooded and wetland features.

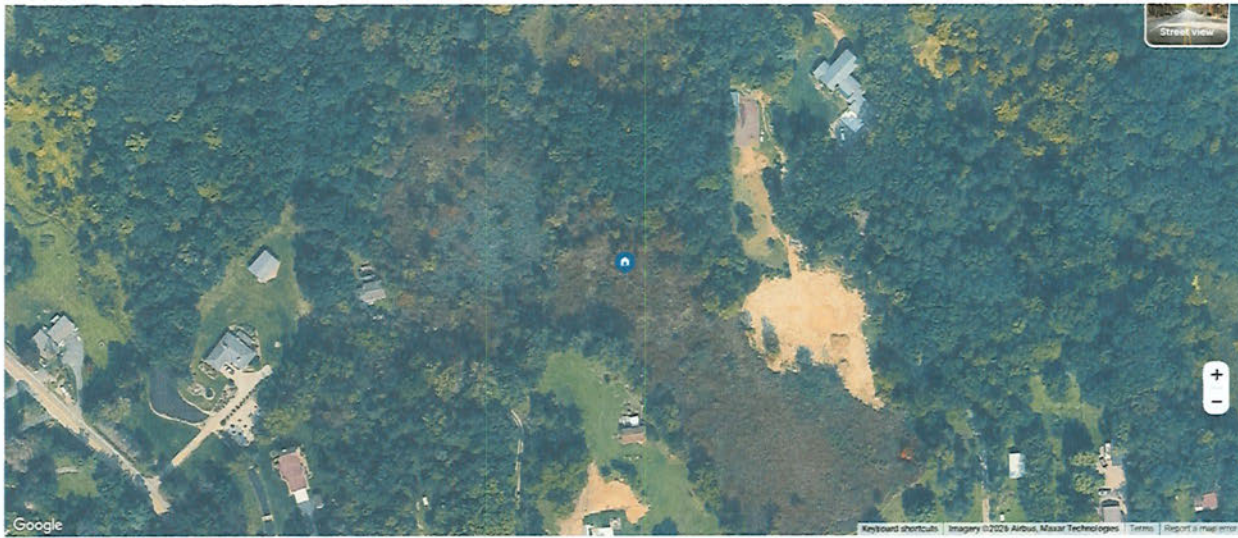
Figure 4 – Parcel map identifying the property boundaries.



Figure 4 – Parcel map identifying the property boundaries.

Relevance to Variance Request: This map identifies the parcel and illustrates the relationship between the residence, surrounding wooded areas, and neighboring properties.

Figure 5 – Satellite image illustrating wetlands surrounding the property.



7551 Haley Rd, White lake, MI 48383

Figure 5 – Satellite image illustrating wetlands surrounding the property.

Relevance to Variance Request: This image further demonstrates the extensive natural features surrounding the residence.

Figure 6 – Rear elevation prior to renovation.



Figure 6 – Rear elevation prior to renovation.

Relevance to Variance Request: This image documents the property's condition before renovation. The Applicants replaced deteriorated decking and railings, removed the previous pool and deteriorated wood framing, improved drainage, installed new concrete decking, new Trex wraparound decking and railings, new siding, and made substantial improvements to enhance the property's overall safety and functionality.

EXHIBIT B

Current Property Improvements

Purpose: These photographs document the property's current condition after extensive renovations. They show the automatic pool safety cover in the closed position, the new concrete decking, the retaining wall, the covered Trex deck, mature landscaping, and the property's wooded surroundings.

Figure 7 – Current view of the pool area from the covered Trex deck.



Figure 7 – Current view of the pool area from the covered Trex deck.

Relevance to Variance Request: View showing the automatic safety cover in the closed position, the concrete pool deck, and the existing retaining wall. The mature landscaping and wooded backdrop illustrate the natural separation surrounding the pool area.

Figure 8 – Automatic safety cover secured over the pool.



Figure 8 – Automatic safety cover secured over the pool.

Relevance to Variance Request: The automatic cover is fully closed, creating a continuous protective barrier over the water whenever the pool is not in use.

Figure 9 – Retaining wall and improved pool surroundings.



Figure 9 – Retaining wall and improved pool surroundings.

Relevance to Variance Request: This photograph shows the substantial retaining wall, upgraded landscaping, and new concrete deck installed as part of the renovation.

Figure 10 – Current pool improvements.

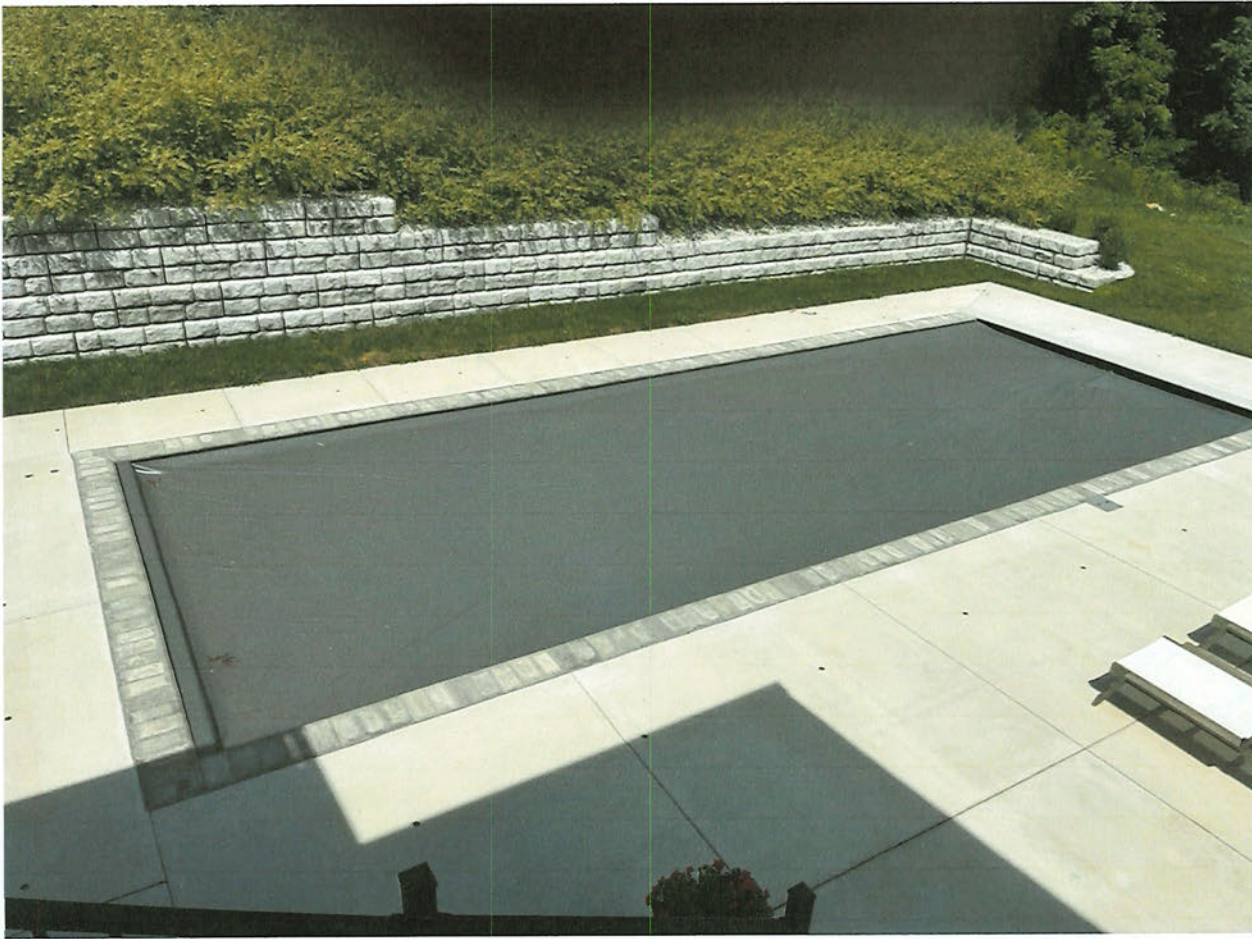


Figure 10 – Current pool improvements.

Relevance to Variance Request: Current condition of the pool with the automatic safety cover and surrounding hardscape improvements.

Figure 11 – View across the rear yard.



Figure 11 – View across the rear yard.

Relevance to Variance Request: The rear yard demonstrates the property's open space, mature trees, and distance from neighboring properties.

Figure 12 – Covered Trex deck overlooking the pool.



Figure 12 – Covered Trex deck overlooking the pool.

Relevance to Variance Request: The new covered Trex deck and aluminum railings replaced the deteriorated wood deck that previously existed.

Figure 13 – View toward the rear acreage.



Figure 13 – View toward the rear acreage.

Relevance to Variance Request: This view illustrates the large rear yard and wooded surroundings that contribute to the property's unique physical characteristics.

Figure 14 – Wooded perimeter adjacent to the pool area.



Figure 14 – Wooded perimeter adjacent to the pool area.

Relevance to Variance Request: The wooded perimeter provides natural separation between the pool area and surrounding properties.

EXHIBIT C

Additional Site Documentation Photographs

Figure C-1 – Overall View of the Pool Area



Figure C-1 – Overall View of the Pool Area

Relevance to Variance Request: This photograph provides an overall view of the renovated pool area, illustrating the property's layout, surrounding improvements, and multiple permanent safety features.

Figure C-2 – Pool and Back Yard Area



Figure C-2 – Pool Area

Relevance to Variance Request: This photograph shows the pool, surrounding hardscape, and deck improvements, demonstrating the well-maintained condition of the pool area.

Figure C-3 – Back of property



Figure C-3 – Back of property

Relevance to Variance Request: This photograph shows the back of the property from pool area.

Figure C-4 – Additional Pool and Retaining Wall



Figure C-4 – Additional Pool and Retaining Wall

Relevance to Variance Request: This photograph provides another perspective of the pool area and retaining wall.

Figure C-5 – Pool angle facing home.



Figure C-5 – Pool angle facing home.

Relevance to Variance Request: This photograph is the pool angle with safety covering.

Figure C-6 – Overall Pool and Surrounding Landscape



Figure C-6 – Overall Pool and Surrounding Landscape

Relevance to Variance Request: This photograph highlights the landscaped pool area, surrounding green space, and rural setting.

Figure C-7 – Residence, Covered Patio, and Pool Area



Figure C-7 – Residence, Covered Patio, and Pool Area

Relevance to Variance Request: This photograph illustrates the relationship between the residence, covered patio, and pool area, showing clear visibility from the home.

Figure C-8 – Rear Yard and Adjacent Open Space



Figure C-8 – Rear Yard and Adjacent Open Space

Relevance to Variance Request: This photograph documents the expansive rear yard and surrounding open space characteristic of the property.

EXHIBIT D

Automatic Electric Safety Cover & Keyed Control

Figure D-1 – Keyed Control Switch (Key Inserted)



Figure D-1 – Keyed Control Switch (Key Inserted)

Relevance to Variance Request: This photograph depicts the keyed operating control for the automatic electric safety cover with the key inserted. The cover can only be operated by an authorized user using the key-operated switch, helping prevent unauthorized operation and providing an additional layer of safety when the pool is not in use.

Figure D-2 – Keyed Control Switch (Key Removed)



Figure D-2 – Keyed Control Switch (Key Removed)

Relevance to Variance Request: This photograph shows the automatic safety cover control with the key removed. Removing the key prevents operation of the automatic cover by unauthorized individuals and demonstrates that the safety system is intentionally secured whenever the pool is unattended.

EXHIBIT E

Property Entrance & Site Characteristics

Figure E-1 – Rural Dirt Road Frontage

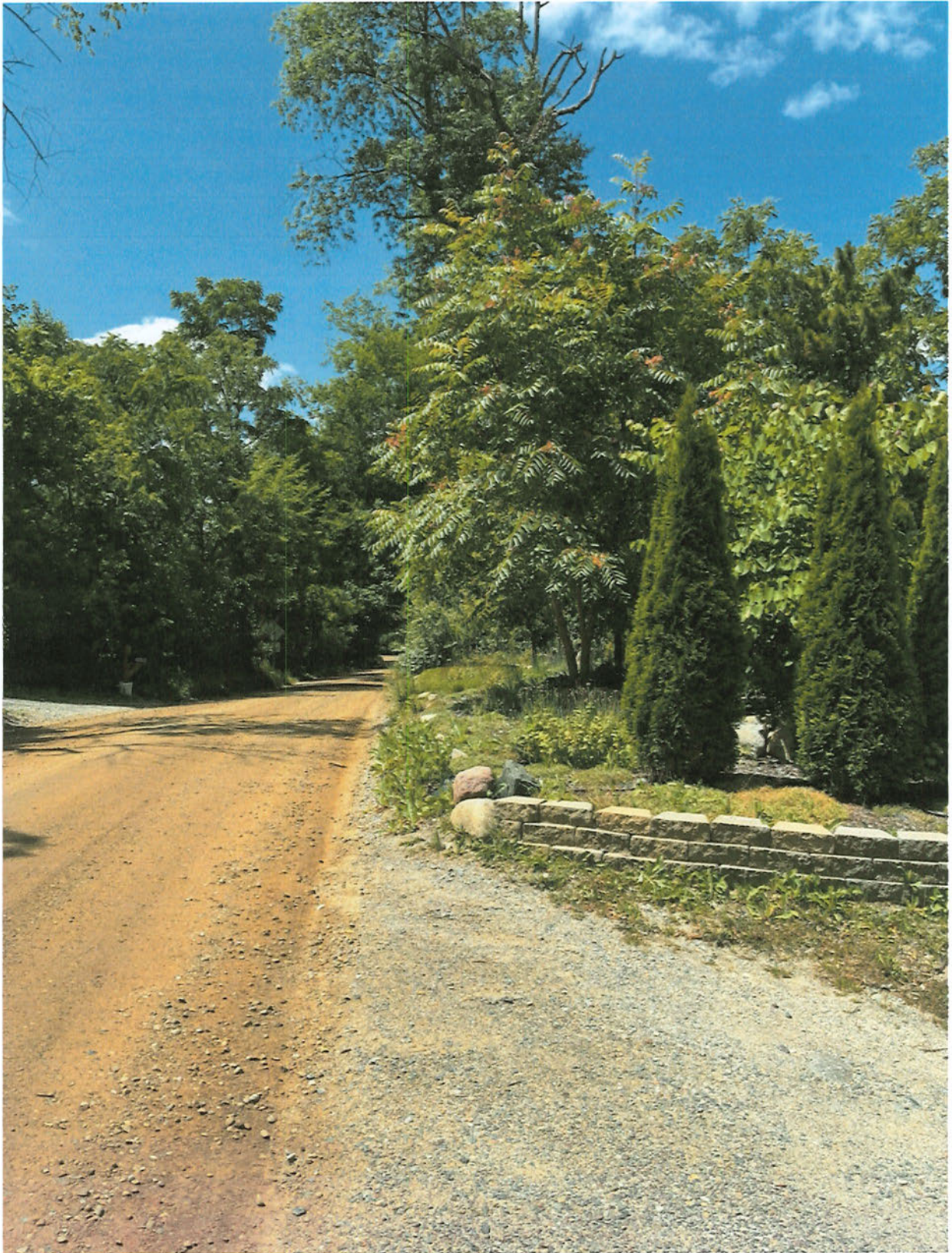


Figure E-1 – Rural Dirt Road Frontage

Relevance to Variance Request: The property is located on a quiet rural dirt road with very limited traffic. This setting reflects the unique rural character of the property and distinguishes it from typical suburban residential neighborhoods.

Figure E-2 – Concrete Driveway Entrance



Figure E-2 – Concrete Driveway Entrance

Relevance to Variance Request: This wide concrete driveway provides controlled access to the residence while illustrating the substantial setback between the roadway and the home's recreational amenities.

Figure E-3 – Side Yard & Wooded Buffer



Figure E-3 – Side Yard & Wooded Buffer

Relevance to Variance Request: This view demonstrates the expansive side yard and mature wooded buffer surrounding the property, providing natural separation from neighboring properties.

Figure E-4 – Landscaped Entrance



Figure E-4 – Landscaped Entrance

Relevance to Variance Request: The landscaped entrance, terraced retaining walls, and mature trees reflect the property's established design while emphasizing that the pool area is located well beyond the front entrance.

Figure E-5 – Evergreen Screening & Pool Equipment Area



Figure E-5 – Evergreen Screening & Pool Equipment Area

Relevance to Variance Request: This photograph shows evergreen screening and landscaping adjacent to the pool equipment area, further illustrating the multiple physical barriers and site features surrounding the pool area.

APPLICANT CERTIFICATION

I certify that the information contained in this variance packet and accompanying exhibits is true and accurate to the best of my knowledge. The attached photographs are representative of the existing conditions at the property located at 7551 Haley Road, White Lake Township, Michigan.

Applicant:	Quinn J. Falzon
Signature:	<i>Quinn J. Falzon</i>
Date:	7-23-2026
Property:	7551 Haley Road, White Lake, MI 48383

TO: Zoning Board of Appeals

FROM: David J. Waligora, AICP, Senior Planner

DATE: August 20, 2026

RE: 2290 Kingston Road – Maximum Lot Coverage Variance

Agenda item: 8D

Appeal Date: August 27, 2026

Applicant: Jasdeep Dhariwal
2290 Kingston Road
White Lake, MI 48386

Owner: Jasdeep Dhariwal

Address: 2290 Kingston Road

Parcel #: 12-14-233-007

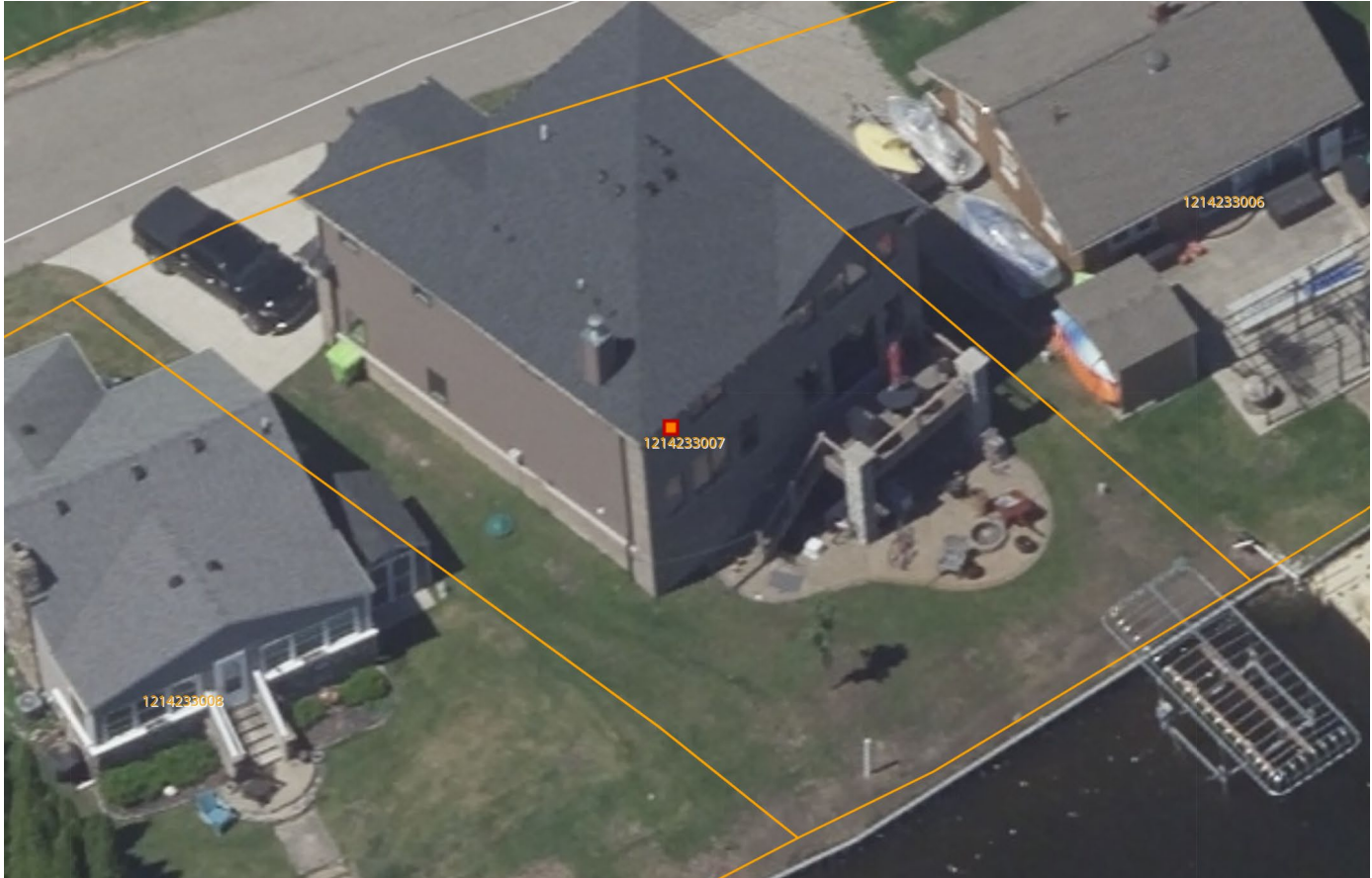
Location: North of Pontiac Lake
Road on the east side
of Kingston St.

Zoning: R1-D, Single Family
Residential



Property Description

The subject property is located at 2290 Kingston Road and is identified as Parcel No. 12-14-233-007, Lot 83 of the English Villas Subdivision. The parcel contains approximately 5,087 square feet (0.116 acres) and is zoned R1-D, Single Family Residential. The property is located on Pontiac Lake, is served by a private well and public sanitary sewer, and contains a two-story single-family residence constructed in 2021. The parcel is substantially smaller than the current 12,000-square-foot minimum lot area required in the R1-D District and is considered a substandard lot.



Applicant Request

The applicant is requesting a variance from the maximum lot coverage requirement to allow construction of a 385-square-foot screened porch beneath the previously approved lakeside deck. The proposed improvement would increase total lot coverage from approximately 1,398 square feet (27.5%) to approximately 1,783 square feet (35%), exceeding the 30% maximum lot coverage permitted for the R1-D District by approximately 5 percentage point.

Change in Lot Coverage Standards

In late 2023 and into 2024, the Township revisited its residential lot coverage standards. At that time, the R1-D District generally limited lot coverage to 20 percent. The ordinance was subsequently amended to allow 25 percent lot coverage on properties without public sanitary sewer and 30 percent on properties served by public sanitary sewer.

This change is relevant because the property received a lot coverage variance in 2020 under the former 20-percent standard. At that time, the ZBA granted a 6.22-percentage-point variance, allowing approximately 26.22 percent lot coverage for construction of the residence.

Under the current ordinance, that level of coverage would no longer require a variance. The present request is therefore being considered under a substantially more permissive lot coverage standard than the one in effect when the property was originally developed. The ZBA has not heard a case on lot coverage in residential zoning districts since the ordinance update was adopted.

ZBA History

The subject property has been before the Zoning Board of Appeals on several occasions since redevelopment of the parcel began in 2020. Because the prior requests involved the same parcel and several of the same physical characteristics relevant to the present application, staff believes the property's variance history provides useful context for the Board's review. Each prior approval was specific to the request considered at that time and does not establish an entitlement to additional relief.

In December 2020, the ZBA approved construction of the existing single-family residence. The Board granted a 13.2-foot front yard setback variance, a 6.22-percentage-point lot coverage variance, a 20-foot minimum lot width variance, and a 6,913-square-foot minimum lot area variance. The Board noted that the parcel was nonconforming and remained in the same configuration as originally platted. Members also found that the applicant had worked to minimize the requested relief, maintained the side-yard setbacks, preserved a meaningful setback from Pontiac Lake, and considered neighboring lake views. The Board further found that the hardship was not self-created. The request was approved unanimously.

In August 2021, the property returned to the ZBA after the final as-built survey showed that the newly constructed residence did not precisely comply with the setbacks approved in 2020. The applicant sought additional relief of 0.5 feet from the approved front yard setback and 0.9 feet from the required east side yard setback. During that review, some Board members distinguished the construction discrepancies from the physical limitations of the lot and characterized the violations as self-created because they resulted from the manner in which the house was constructed. The Board nevertheless approved the additional setback relief by a 3-2 vote.

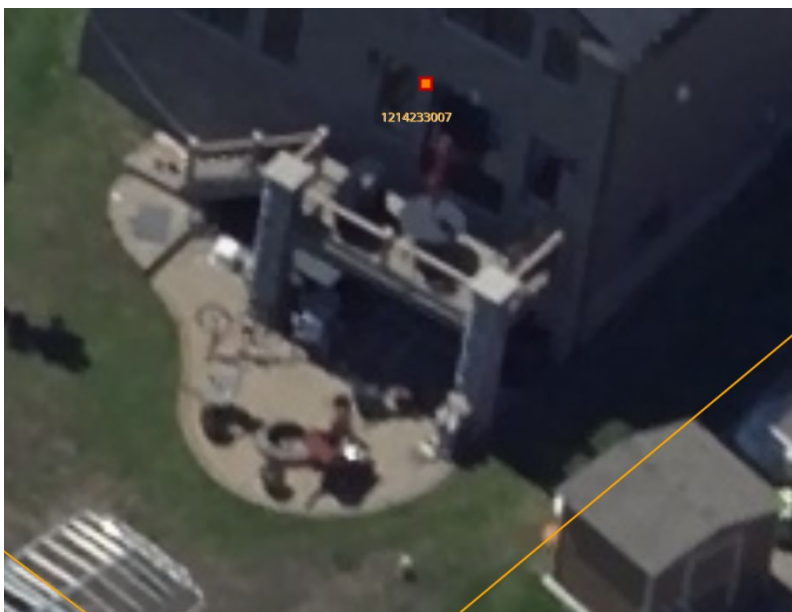
In August 2025, the ZBA considered a request to expand the elevated deck on the Pontiac Lake side of the residence. The proposed deck required a 7.6-foot variance from the 25-foot natural features setback. In approving the request, the Board found that the orientation of the house in relation to the lake created a practical difficulty and unique situation, that the condition was not self-created because the applicant did not construct the original house or plat the lot, that similar recreational improvements existed on neighboring property, and that the narrowness of the lot and proposed design supported a finding that the requested relief was the minimum necessary. The variance was approved unanimously.

The prior ZBA actions do not control the outcome of the present request, but they demonstrate that the Board has repeatedly considered the physical constraints of this particular property. They also show that the Board has distinguished between conditions inherent to the lot and circumstances resulting from construction or design choices.

Zoning Analysis

The applicant's request must be evaluated under the current 30-percent lot coverage standard rather than against the more restrictive standard that applied to many of the Township's earlier lot coverage cases. Because the ZBA has not considered a residential lot coverage variance since the 2024 ordinance amendment, there is limited recent precedent regarding relief beyond the current standard.

The property's substandard size is relevant to the request. A percentage-based lot coverage limitation permits substantially less total building area on a substandard parcel than it would on a conforming R1-D lot. This is a physical characteristic of the property and was not created by the current owner. However, the property's substandard status does not by itself establish entitlement to additional lot coverage. The existing residence can presently comply with the more permissive standard adopted by the Township, and the Board must determine whether the additional relief requested for the screened porch results from the physical characteristics of the property or primarily from the applicant's desired design.



The location of the proposed improvement also warrants consideration. The screened porch would be located beneath the elevated deck approved by the ZBA in 2025 rather than creating a new building footprint in a separate portion of the property. In that prior case, the Board found that the orientation of the residence to Pontiac Lake and the narrowness and configuration of the parcel created practical difficulties associated with providing usable outdoor living space. Those physical characteristics remain relevant to the present request, although the current application involves lot coverage and must be evaluated independently under that standard.

Lot coverage generally serves to preserve open area on residential lots and limit the amount of property occupied by buildings and covered structures. Increased building coverage may also affect drainage and stormwater runoff; however, the Township's zoning regulations do not establish a comprehensive maximum for all impervious surfaces. Staff therefore does not believe that stormwater concerns, standing alone, provide a strong basis for either approval or denial without evidence of a specific drainage impact associated with the proposed improvement.

The principal issue for the Board is whether the physical limitations of this particular property justify allowing approximately five additional percentage points of lot coverage under the Township's current, more permissive standard. Of particular importance is whether approximately 35-percent lot coverage represents the minimum relief necessary to reasonably accommodate the proposed screened porch, or whether the porch could be reduced in size to lessen or eliminate the variance.

Zoning Board of Appeals Options:

Motion for Approval

I move 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:

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

Motion for Denial

I move to **deny** 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.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: JASDEEP DHARIWAL PHONE: [REDACTED]

ADDRESS: 2290 KINGSTON, WHITE LAKE, MI 48386

EMAIL: [REDACTED]

INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 2290 KINGSTON, WHITE LAKE, MI 48386 ZONING: R1-D

VALUE OF IMPROVEMENT: \$ 100,000 SEV OF EXISTING STRUCTURE: \$ _____

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

THE REQUEST FOR VARIANCE IS TO ALLOW FOR THE 385 SQ. FT. PATIO BELOW THE APPROVED DECK TO BE SCREENED FROM BUGS AND WIND. *THE LOT COVERAGE REQUEST IS FOR 35%.*

THE LOT IS LOCATED 2290 KINGSTON ON PONTIAC LAKE. IT IS A RELATIVELY SMALL LOT WITH A TOTAL AREA OF .12 ACRES AND IS IRREGULAR IN SHAPE.

THE LOT AREA (5,085 SQ. FT.) IS LESS THAN HALF OF THE REQUIRED MINIMUM AREA (12,000 SQ. FT.) IN R1-D AND THEREFORE THE ALLOWABLE LOT COVERAGE (1,526 SQ. FT.) IS RELATIVELY TIGHT FOR A HOUSE AND SMALL GARAGE.

THE ATTACHED SITE PLAN SHOWS THE PROPOSED DECK LOCATION THAT WAS APPROVED IN A PREVIOUS VARIANCE REQUEST AS WELL AS THE LOCATION OF THE PROPOSED SCREENED PATIO. THE DESIGN INTENT HAS BEEN TO MINIMIZE THE VISUAL IMPACT ON THE ADJACENT PROPERTIES, THE SCREENED PATIO DOES NOT GO TO THE END OF THE DECK ABOVE. IT IS RECESSED WITHIN THE MASONRY DECK PIERS. THE DECK ABOVE CANTILEVERS TOWARDS THE WATER.

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: [Signature] DATE: 8/03/2026



DAMIAN
FARRELL
DESIGN
GROUP

359 METTY DRIVE, SUITE 4A
ANN ARBOR, MI 48103
tel: 734.998.1331

FOR VARIANCE REQUEST

DHARIWAL RESIDENCE

2290 KINGSTON ST.
WHITE LAKE, MI 48386

DATE

05.04.26
07.28.26

DESCRIPTION
PRICING SET
VARIANCE: COVERAGE

DESIGN
DRAWN
PROJECT NO.

Designer
Author
05_02_07

COVER SHEET

To.o

VARIANCE: COVERAGE

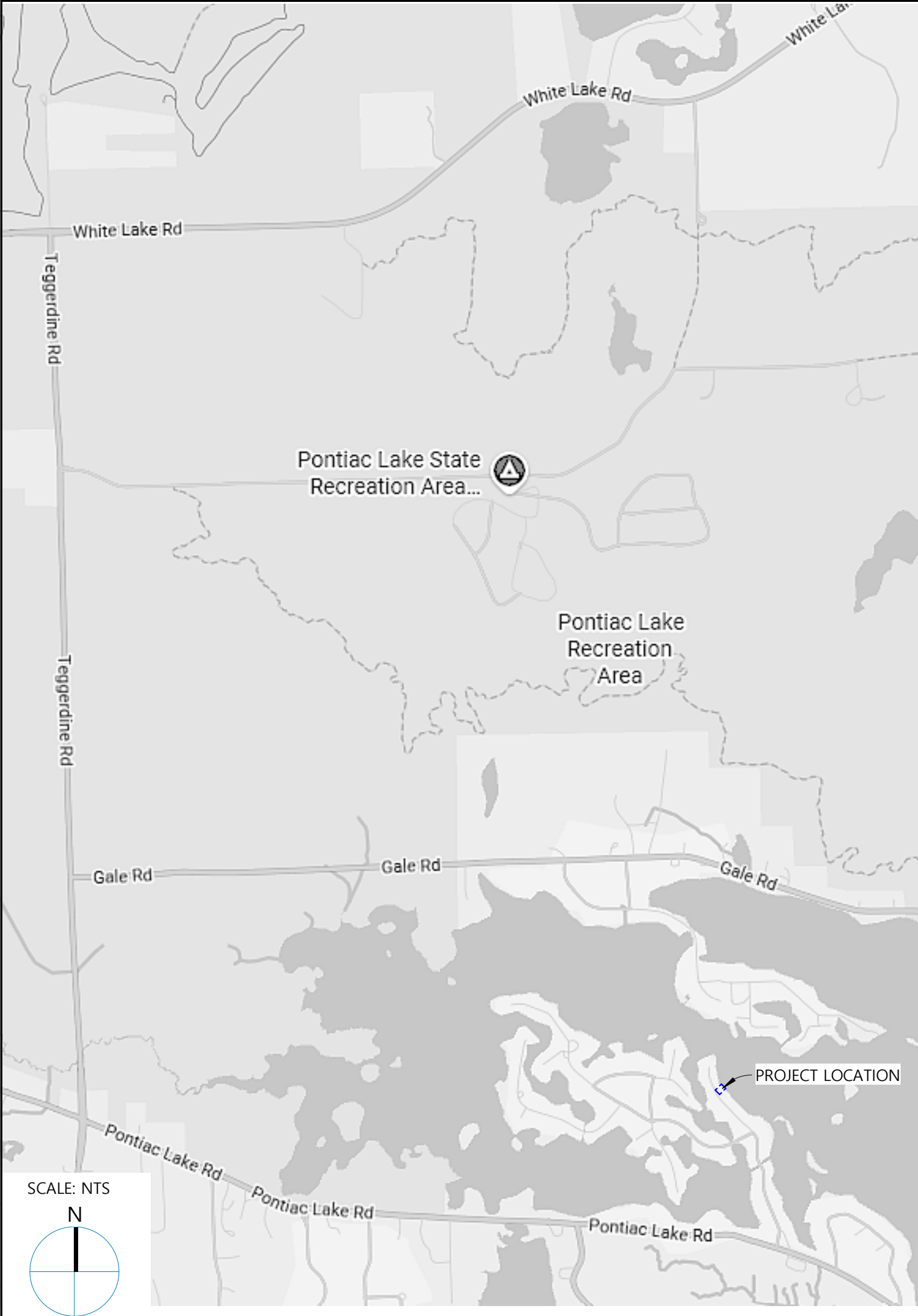
PROJECT NUMBER 05_02_07

DATE 07.28.2026

DHARIWAL RESIDENCE - LOT COVERAGE VARIANCE

2290 KINGSTON ST.
WHITE LAKE, MI 48386

VICINITY MAP



PROJECT DIRECTORY

OWNER
JASDEEP DHARIWAL
2290 KINGSTON
WHITE LAKE, MI 48386

ARCHITECT
DAMIAN FARRELL DESIGN GROUP PLLC
359 METTY DRIVE, SUITE 4A
ANN ARBOR, MICHIGAN 48103
PH. 734.998.1331

LOCATION MAP



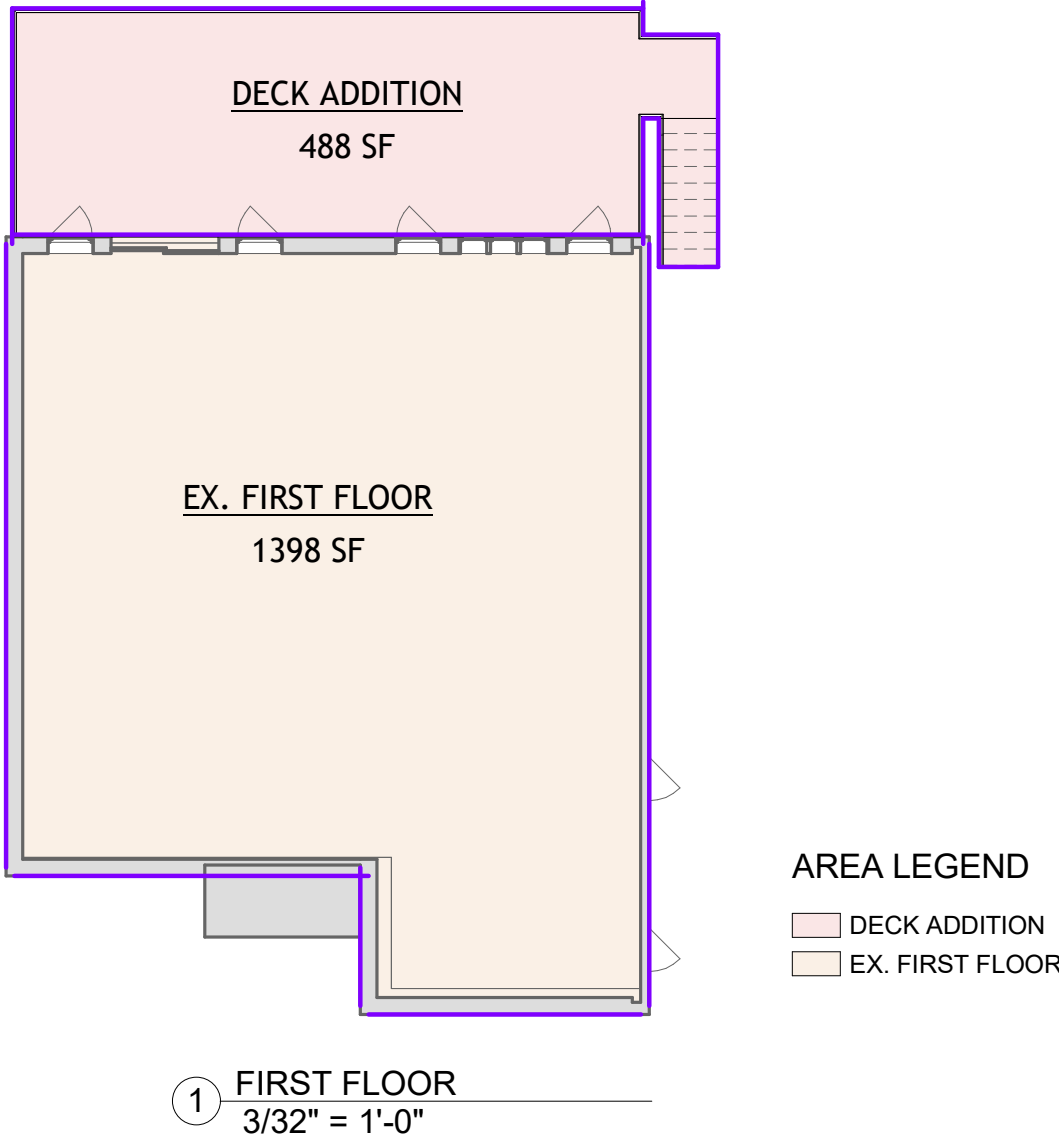
GENERAL PROJECT INFORMATION

LEGAL DESCRIPTION FOR PARCEL 12-14-233-007:
LOT 83, "ENGLISH VILLAS SUBDIVISION", A SUBDIVISION OF PARK OF SECTIONS 11, 13 & 14, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 51 OF PLATS, PAGES 22 & 22A, OAKLAND COUNTY RECORDS

PROJECT DATA

MUNICIPALITY: WHITE LAKE CHARTER TOWNSHIP
ZONING DISTRICT: R1-D
LOT AREA REQUIRED: 12,000 SF
LOT AREA: 12 ACRES
MAX. BUILDING HEIGHT: 25' OR 2 STORIES
EXISTING BUILDING HEIGHT: 2 STORIES
SEE C1.0 FOR ZONING NOTES

SCOPE OF WORK: PROPOSED 488 SQ. FT. LAKESIDE DECK W/ 385 SQ. FT. SCREENED PATIO BELOW. STAIR IS NOT PART THE SCREENED PATIO. THE DECK LOCATION HAS AN APPROVED VARIANCE FOR WATERFRONT SETBACK.



SHEET INDEX

SHEET NO.	SHEET NAME
T0.0	COVER SHEET
T1.0	GENERAL NOTES & ABBREVIATIONS
C1.0	SITE PLAN
A1.0	FLOOR PLANS
A4.0	ELEVATIONS
A5.0	BUILDING SECTIONS AND DETAILS
A6.0	DETAILS
S1.0	FOUNDATION +FRAMING PLAN

APPLICABLE CODES:
2015 MICHIGAN RESIDENTIAL CODE

DAMIAN
FARRELL
DESIGN
GROUP

359 METTY DRIVE, SUITE 4A
ANN ARBOR, MI 48103
tel: 734.998.1331

FOR VARIANCE REQUEST

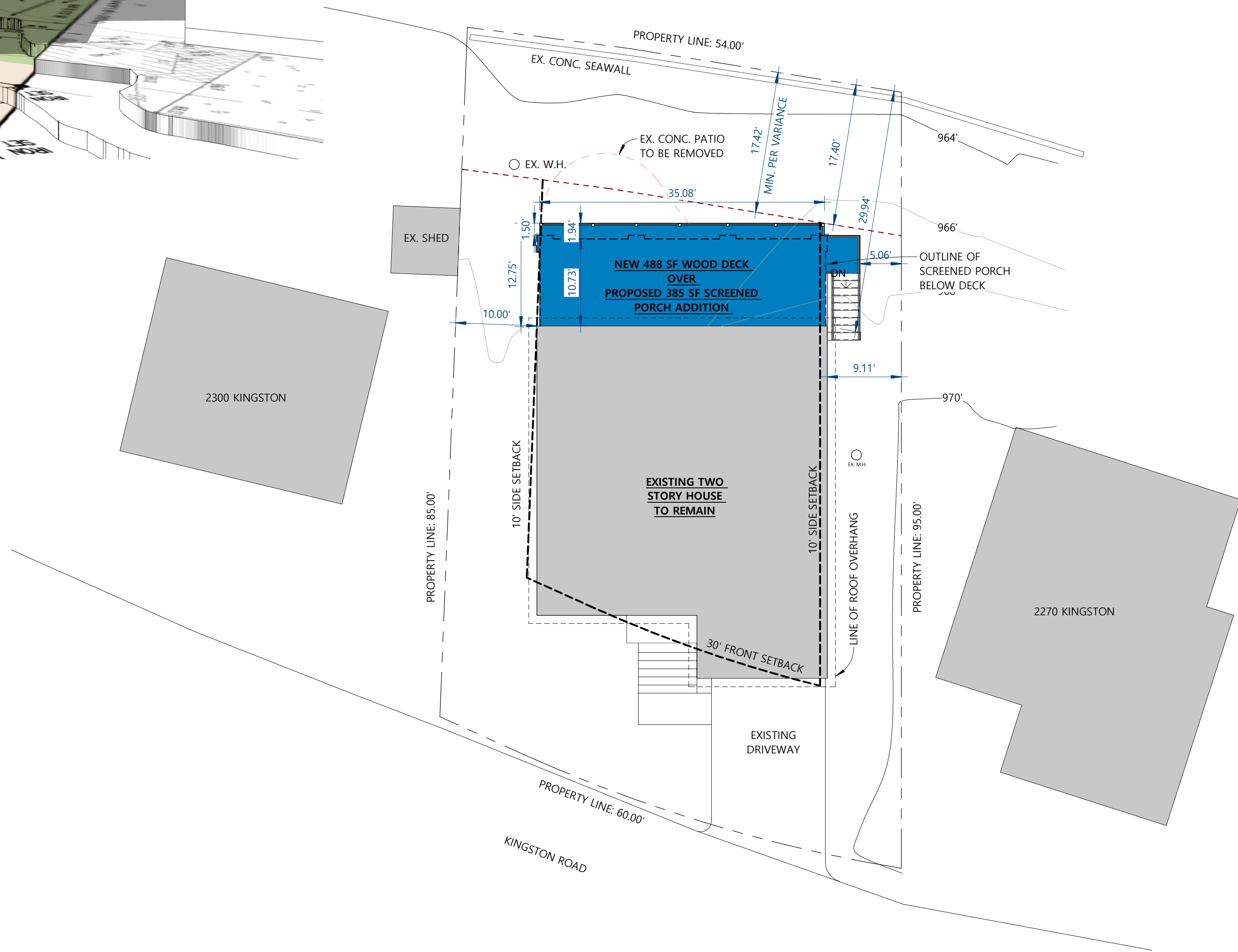
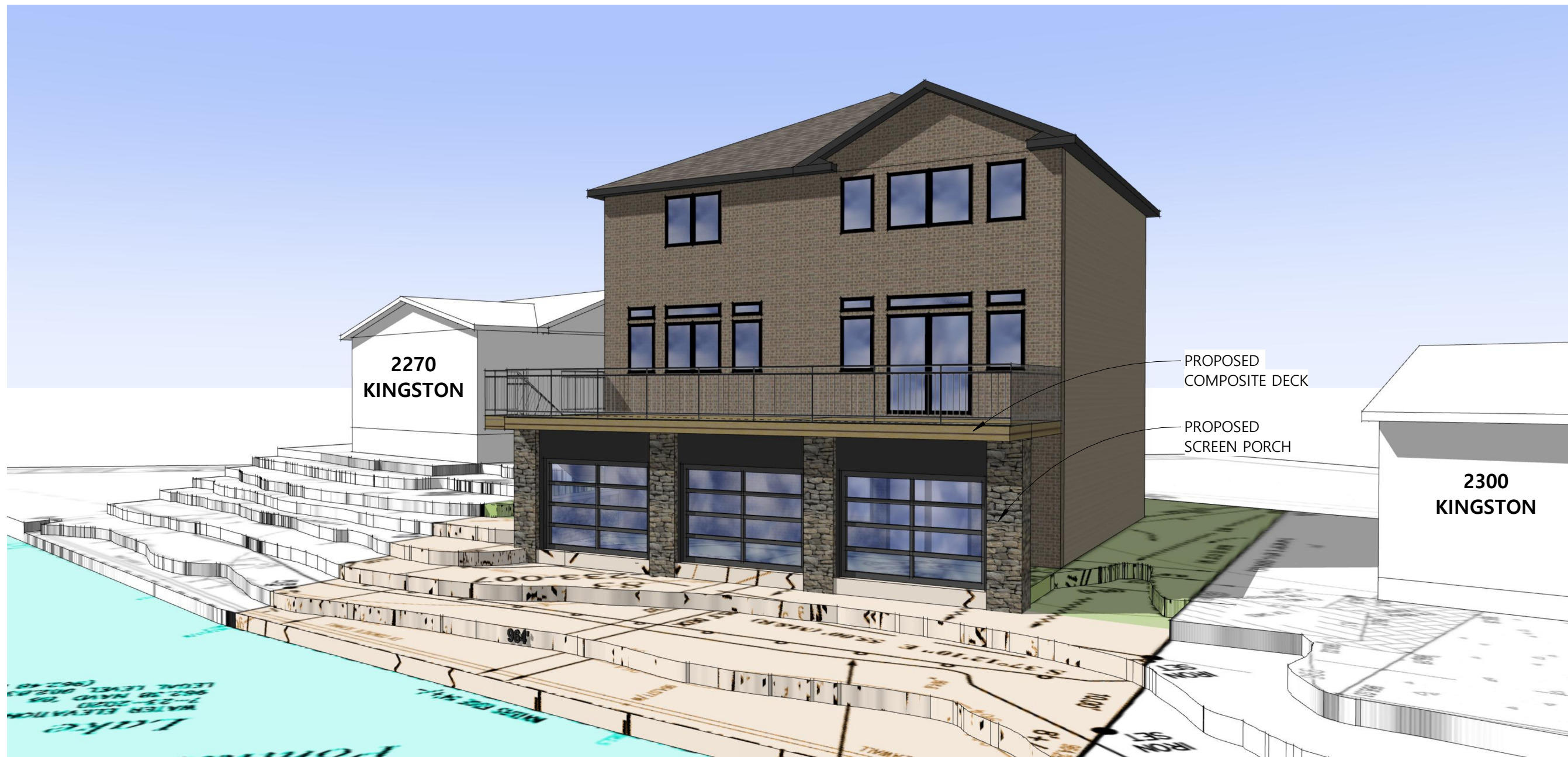
DHARIWAL RESIDENCE
2290 KINGSTON ST.
WHITE LAKE, MI 48386

DATE	DESCRIPTION
05.04.26	PRICING SET
07.28.26	VARIANCE: COVERAGE

DESIGN	Designer
DRAWN	Author
PROJECT NO.	05_02_07

SITE PLAN

C1.0

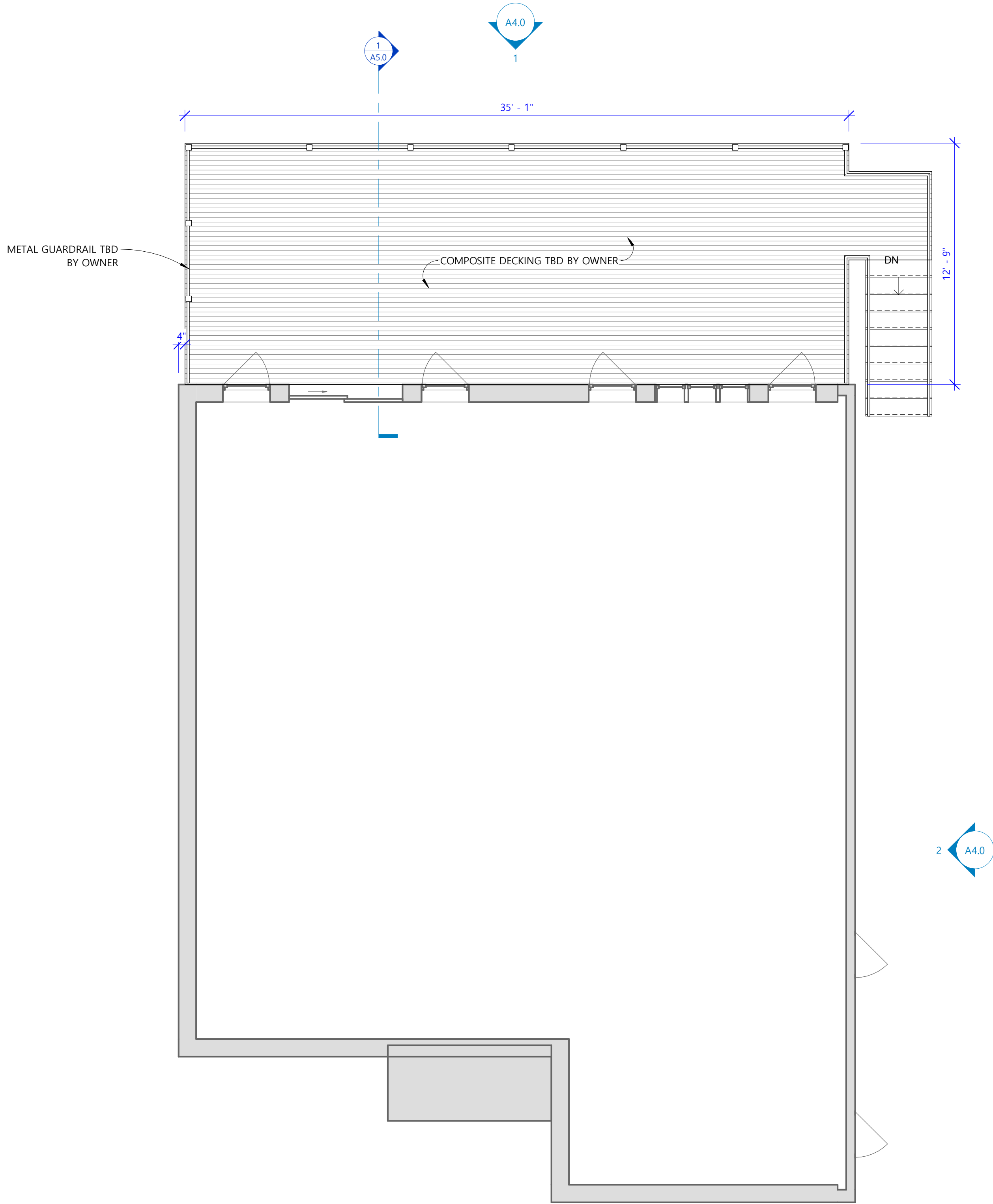


ZONING NOTES

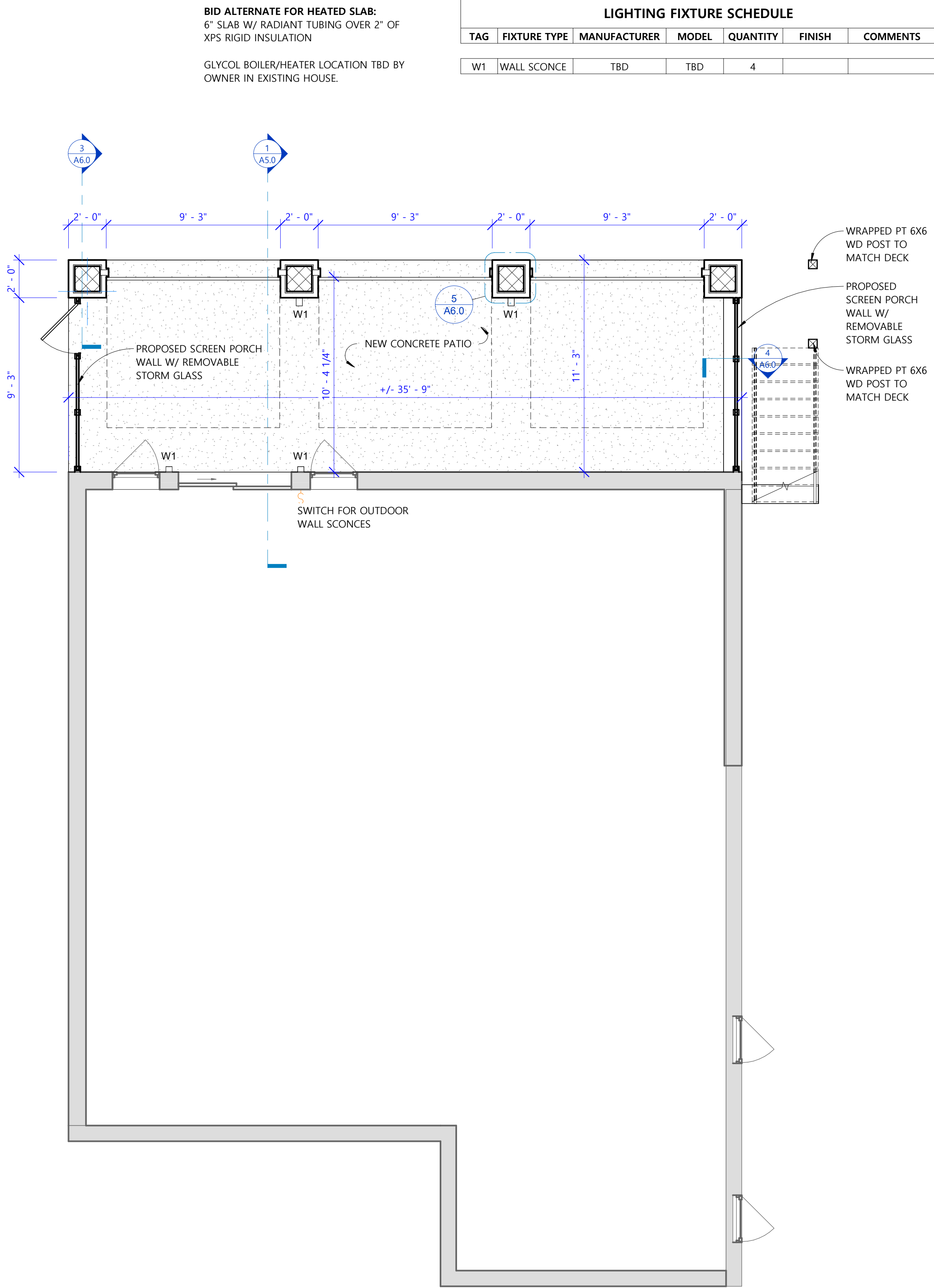
ZONING DISTRICT: R1-D
SITE AREA: 5,087 SF (12 ACRES)
EXISTING COVERAGE AREA (HOUSE + GARAGE) AREA: 1,398 SQ. FT.
PROPOSED AREA (SCREENED PORCH ADDITION) : 385 SQ. FT.
TOTAL PROPOSED COVERAGE AREA: 1,783 SQ. FT.

PROPOSED LOT COVERAGE: 35%
MAX LOT COVERAGE: 30%

LEGEND	
	EXISTING BUILDING TO REMAIN
	PROPOSED WOOD DECK
	PROPERTY LINE
	SETBACK LINE
	EXISTING RETAINING WALL



2 FIRST FLOOR PLAN
1/4" = 1'-0"



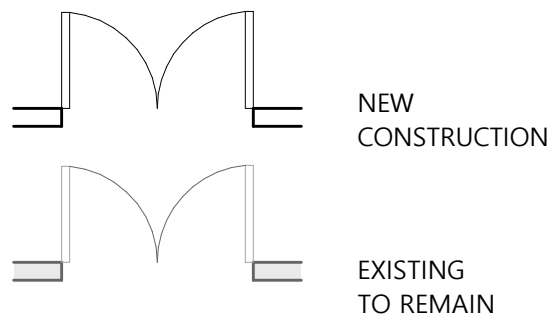
1 BASEMENT
1/4" = 1'-0"

LIGHTING FIXTURE SCHEDULE						
TAG	FIXTURE TYPE	MANUFACTURER	MODEL	QUANTITY	FINISH	COMMENTS
W1	WALL SCONCE	TBD	TBD	4		

GENERAL NOTES

1. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION.
2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
3. VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS.

LEGEND



DAMIAN
FARRELL
DESIGN
GROUP

359 METTY DRIVE, SUITE 4A
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FOR VARIANCE REQUEST

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DATE	DESCRIPTION
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DESIGN	Designer
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PROJECT NO.	05_02_07

FLOOR PLANS

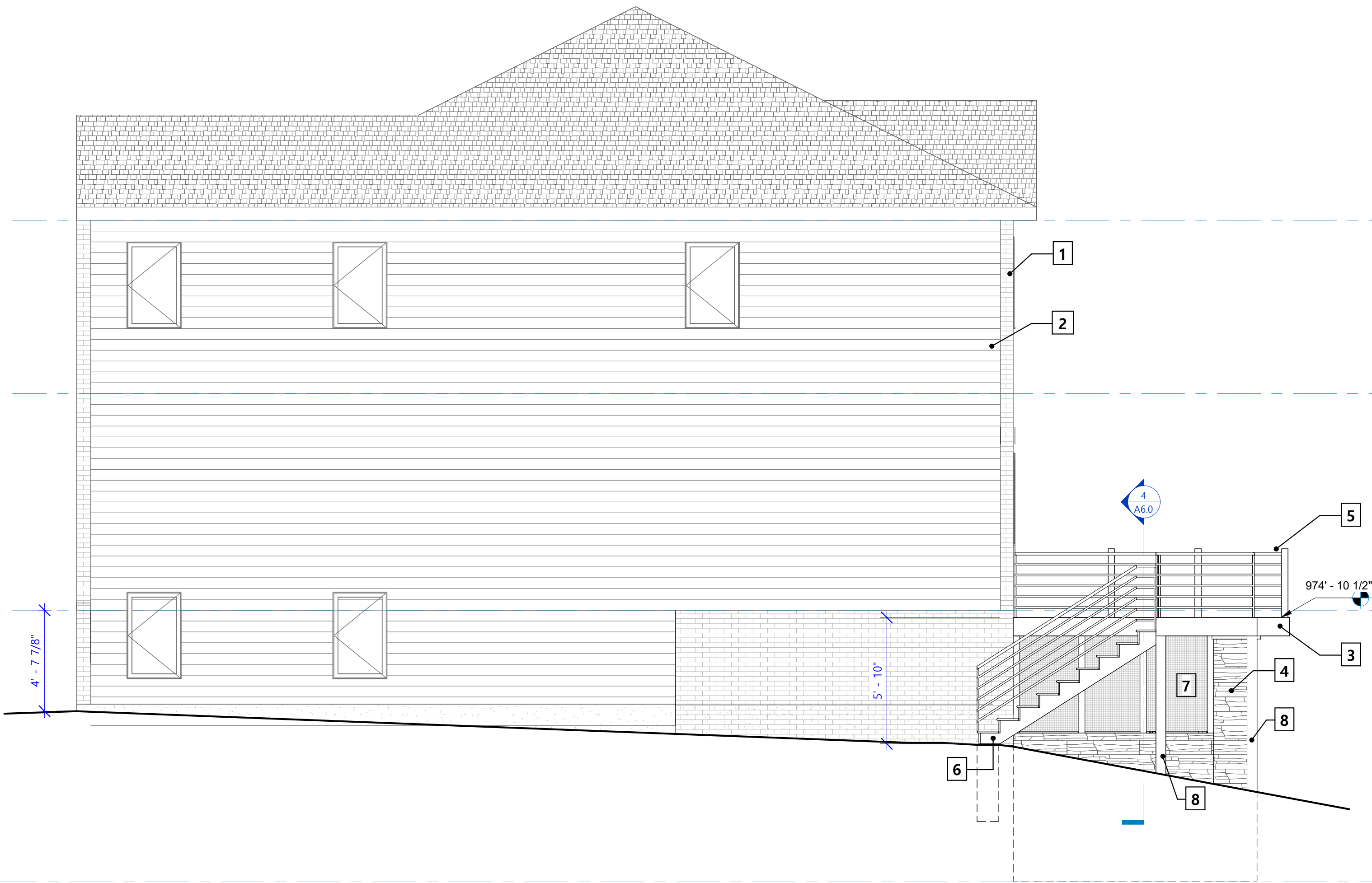
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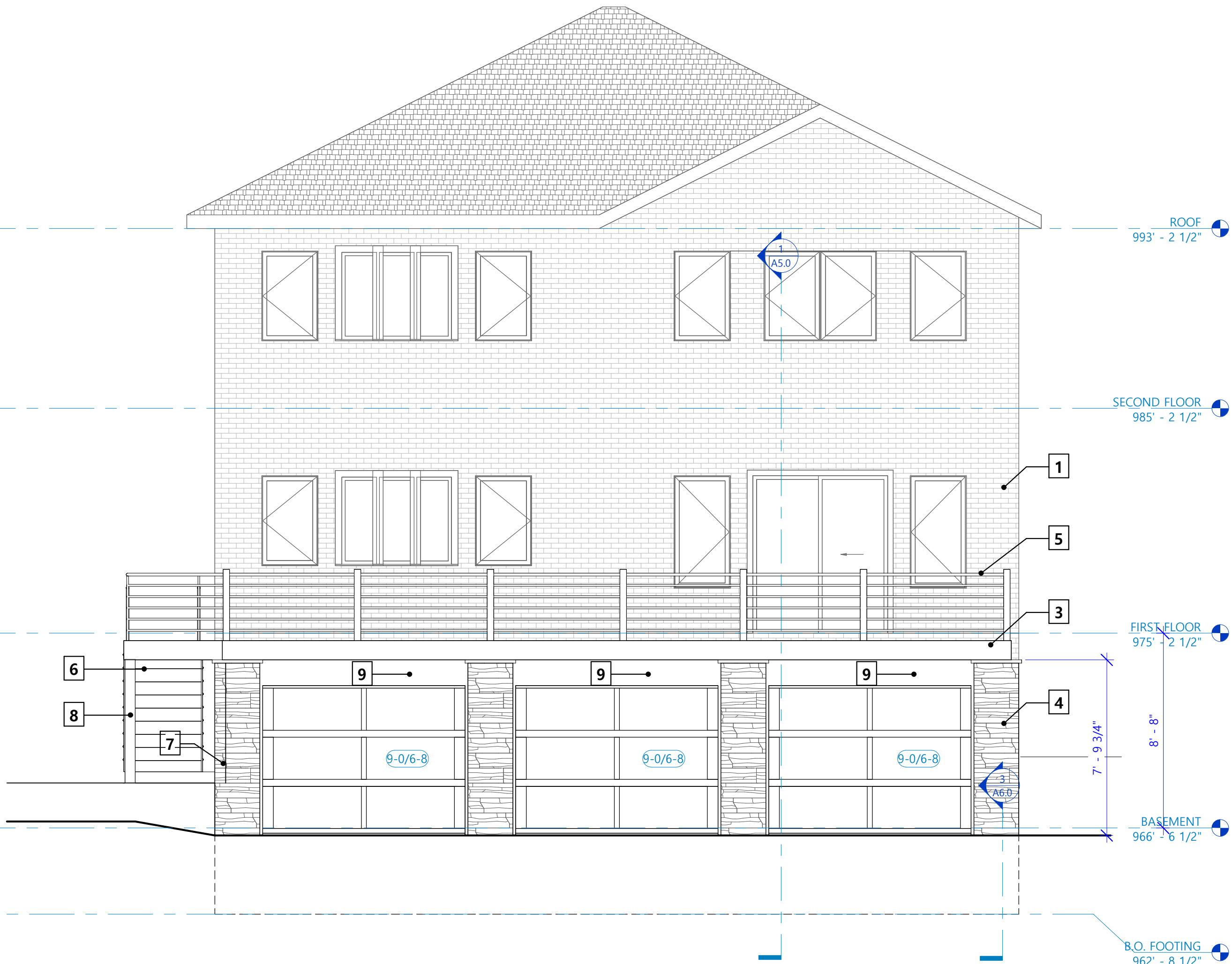
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EXTERIOR MATERIAL LEGEND	
1	EXISTING BRICK TO REMAIN
2	EXISTING SIDING TO REMAIN
3	PROPOSED COMPOSITE DECK
4	PROPOSED STONE COLUMNS, STONE TBD BY OWNER
5	PROPOSED 36" HIGH MIN. METAL GUARDRAIL, TBD BY OWNER
6	PROPOSED STAIRCASE
7	PROPOSED SCREEN PORCH WALL W/ REMOVABLE STORM GLASS
8	PROPOSED WRAPPED 6X6 PT WD POST
9	PROPOSED BRAKE METAL WRAPPED WD FRAMING, FIN. TO MATCH EXISTING HOUSE



2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

FOR VARIANCE REQUEST

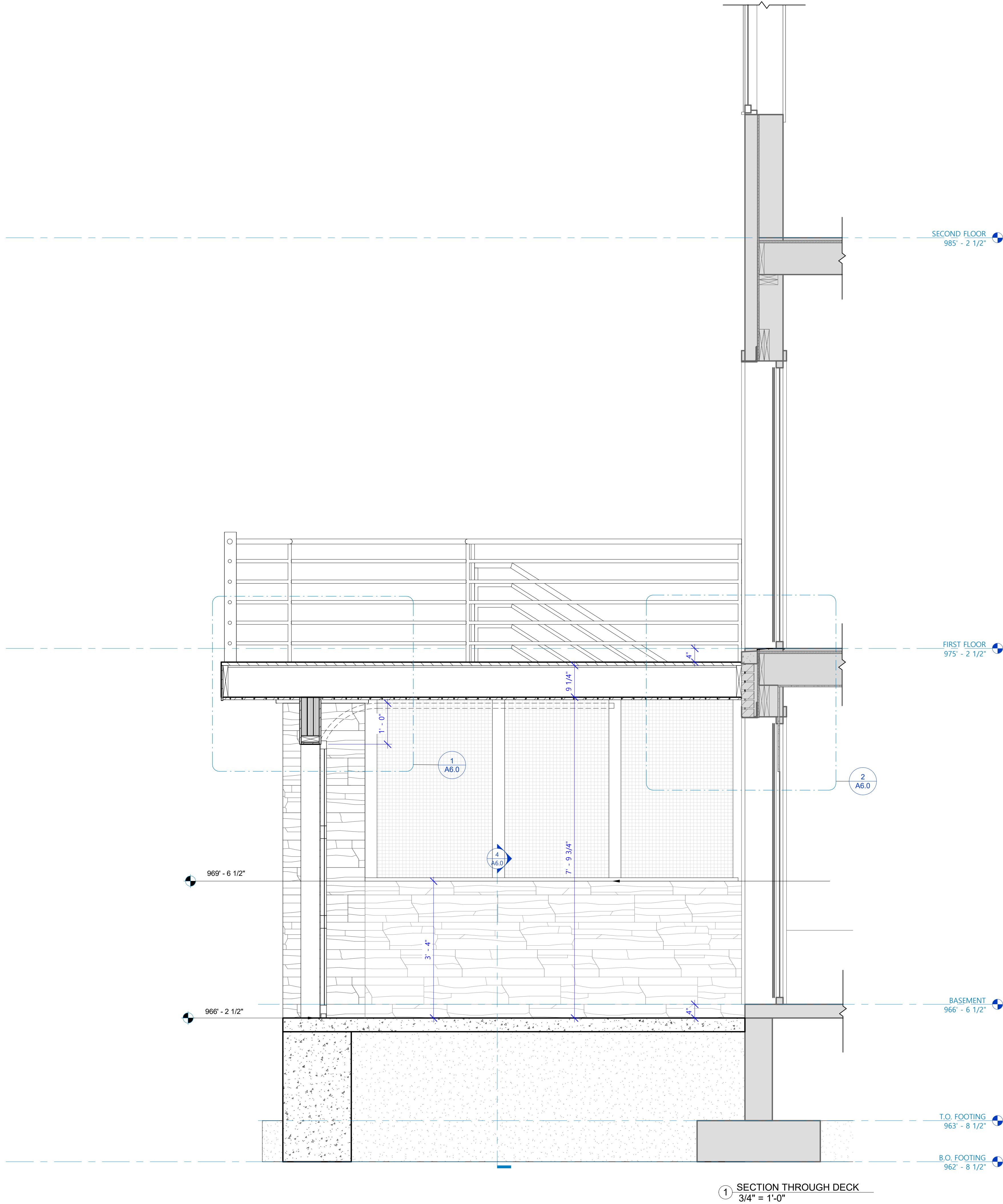
DATE	DESCRIPTION
05.04.26	PRICING SET
07.28.26	VARIANCE: COVERAGE

DHARIWAL RESIDENCE
2290 KINGSTON ST
WHITE LAKE, MI 48386

DESIGN	Designer
DRAWN	Author
PROJECT NO.	05_02_07

ELEVATIONS

A4.0



FOR VARIANCE REQUEST

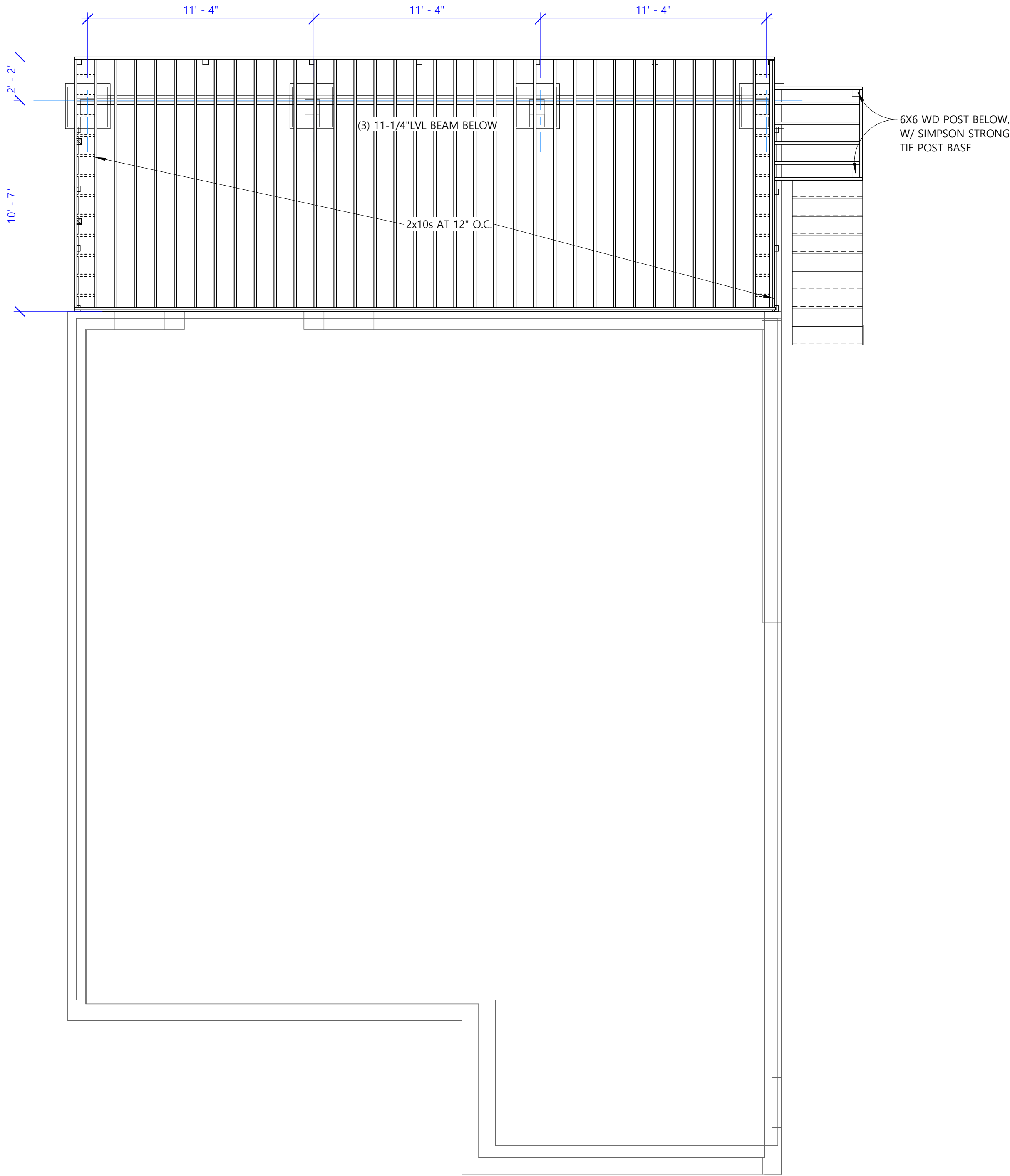
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PROJECT NO.	05_02_07

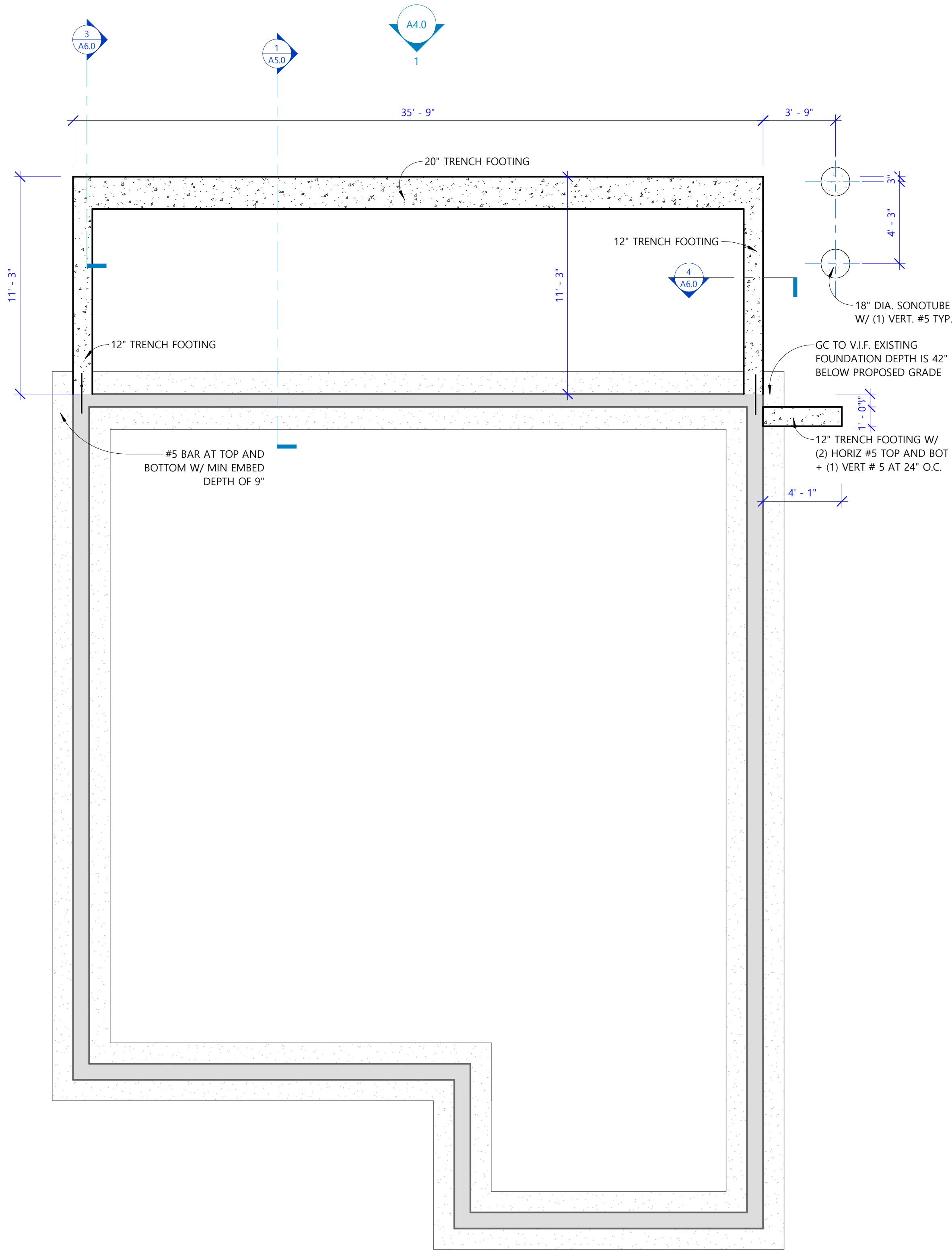
DHARIWAL RESIDENCE
2290 KINGSTON ST
WHITE LAKE, MI 48386

BUILDING SECTIONS
AND DETAILS

A5.0



② DECK FRAMING PLAN
1/4" = 1'-0"



① FOUNDATION PLAN
1/4" = 1'-0"

GENERAL STRUCTURAL NOTES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION TO ACCOUNT FOR ALL FORCES INCLUDING BUT NOT LIMITED TO FORCES FROM GRAVITY, EARTH, WIND, AND UNBALANCED FORCES DUE TO CONSTRUCTION SEQUENCE.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING AND SHALL BE SHORED AND/OR BRACED BY THE CONTRACTOR AS NECESSARY UNTIL STABILIZED BY VIRTUE OF COMPLETED CONNECTIONS.

FOUNDATIONS

THE SLAB ON GRADE SHALL REST ON A MINIMUM OF 4" OF COMPACTED FILL.

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 1500 PSF.

CONCRETE

CONCRETE TO BE 3000 PSI AT 28 DAYS WITH ASTM A615 GRADE 60 REINFORCING BAR AND ASTM A185 WELDED WIRE FABRIC.

ALL SLABS ON GRADE, WHERE NOT OTHERWISE SPECIFIED, ARE TO BE 4" THICK WITH 6" x 6" - W1.4 x W1.4 WWF.

PROVIDE AIR-ENTRAIMENT (5% +/- 1%) FOR CONCRETE EXPOSED TO WEATHER.

WOOD FRAMING

WOOD FRAMING TO BE HEM-FIR NO. 2 OR BETTER FOR 2x8 AND LARGER MEMBERS, UNLESS NOTED OTHERWISE, AND SPF NO 2 OR BETTER FOR 2x4 OR 2x6 MEMBERS.

ALL LUMBER IN CONTACT WITH MASONRY OR STEEL TO BE PRESERVATIVE TREATED.

ALL FLUSH FRAMED CONNECTIONS ARE TO BE MADE USING CONNECTORS DESIGNED FOR THE SPECIFIC CONDITION UNLESS OTHER CONNECTIONS ARE PROVIDED. ANGLE BRACKETS ARE NOT ACCEPTABLE WITHOUT PRIOR APPROVAL. ALL JOIST HANGERS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDED NAILS.

WOOD TRUSSES SHALL BE SHOP FABRICATED TO THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE AND SHALL BE CAPABLE OF SUPPORTING THE LOADS INDICATED ON THE DRAWINGS. SHOP DRAWINGS SHALL INCLUDE ALL HEADERS AND GIRDER TRUSSES AND THEIR ASSOCIATED CONNECTIONS AND SHALL BEAR THE SEAL OF A P.E. REGISTERED IN MICHIGAN.

WOOD TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH THE NAILING, INSTALLING, AND BRACING GUIDE HIB-91 BY THE TRUSS PLATE INSTITUTE.

LAMINATED VENEER LUMBER AND PLYWOOD I-JOIST CHORDS ARE TO VALUES OF Fb NOT LESS THAN 2800 PSI AND Fc PERPENDICULAR OF NOT LESS THAN 750 PSI AND Fc PARALLEL OF NOT LESS THAN 2800 PSI.

ALL FLOOR, ROOF, AND WALL SHEATHING TO BE STRUCTURAL 1 PLYWOOD OR OSB, WITH MINIMUM CHARACTERISTICS AND ATTACHMENT AS FOLLOWS:
FLOORS - 3/4" T&G, GLUED AND NAILED w/10d @ 6".
WALLS - 7/16" NAILED w/ 10d @ 6".
ROOFS - 5/8" w/H-CLIPS AND NAILED w/10d @ 6".

STEEL FRAMING

TYPICAL STRUCTURAL STEEL TO BE ASTM A36 - 36 KSI AND STEEL TUBES ASTM A500 - 46 KSI. BOLTS TO BE ASTM A325, WELDING ELECTRODES TO BE ASTM A2333, E-70 SERIES. ANCHOR BOLTS TO BE ASTM A307 THREADED RODS, AND GROUT BELOW PLATES TO BE NON-SHRINK, NON-METALLIC GROUT (5000PSI).

GENERAL REQUIREMENTS

LIVE LOAD: 40 PSF
DEAD LOAD: 15 PSF
TOTAL DEFLECTION LESS THAN L/400



DAMIAN
FARRELL
DESIGN
GROUP

359 METTY DRIVE, SUITE 4A
ANN ARBOR, MI 48103
tel: 734.998.1331

FOR VARIANCE REQUEST

DHARIWAL RESIDENCE

2290 KINGSTON ST
WHITE LAKE, MI 48386

DATE

05.04.26
07.28.26

DESCRIPTION

PRICING SET
VARIANCE: COVERAGE

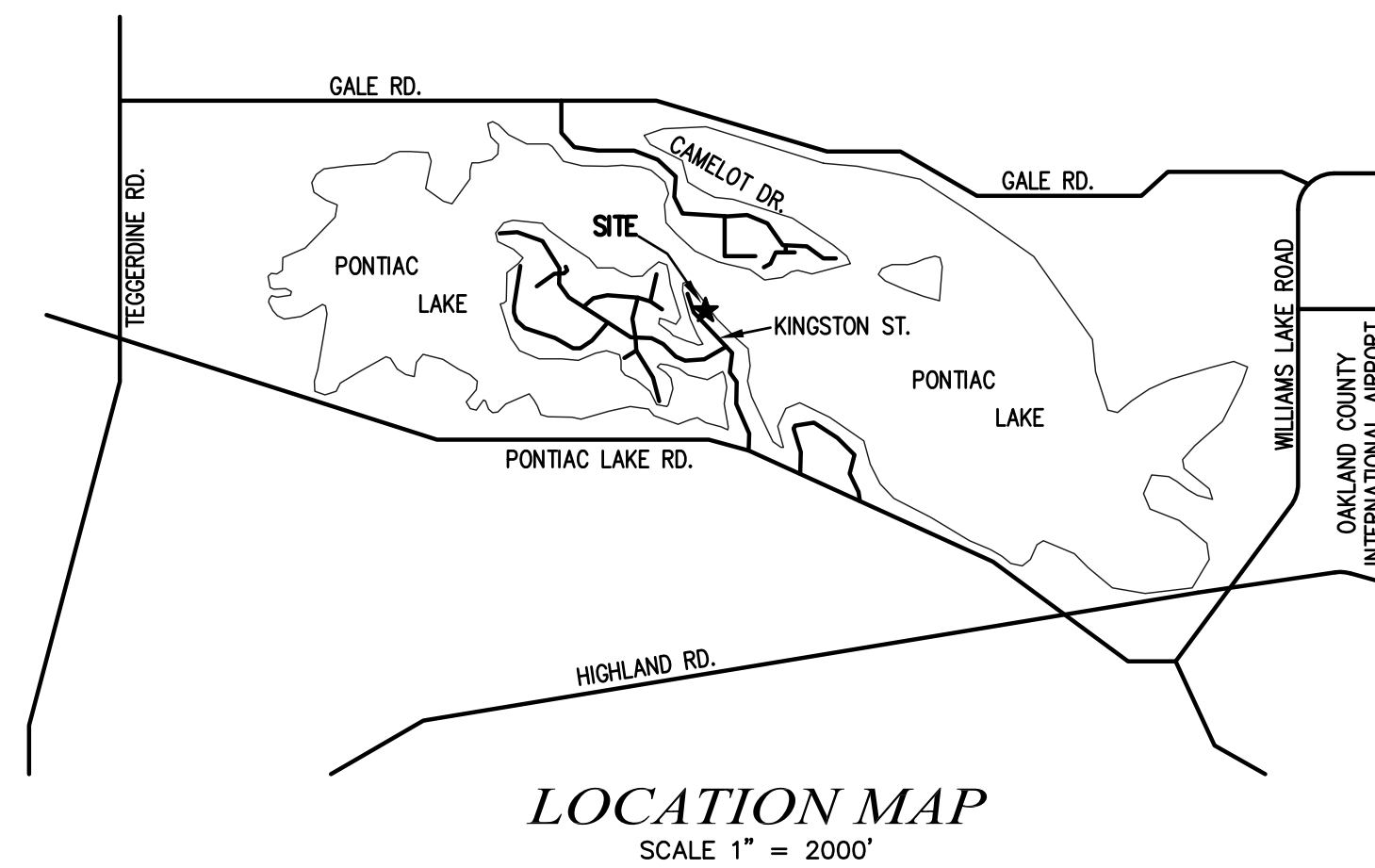
DESIGN
DRAWN
PROJECT NO.

Designer
Author
05_02_07

FOUNDATION
+ FRAMING PLAN

S1.0

**APPROVED SITE PLAN ON
FILE FOR REFERENCE ONLY**



LEGEND

	EXISTING GRADE
	EXISTING CONTOUR
	EXISTING GAS MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN

Plan Notes:

1. Drainage on this property cannot affect adjacent properties.
2. Maintain positive drainage on site and away from proposed structure.
3. We defer to RCOC for ROW permit/work requirements.
4. A Soil Erosion Permit is required from OCWRC.

Notes:

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

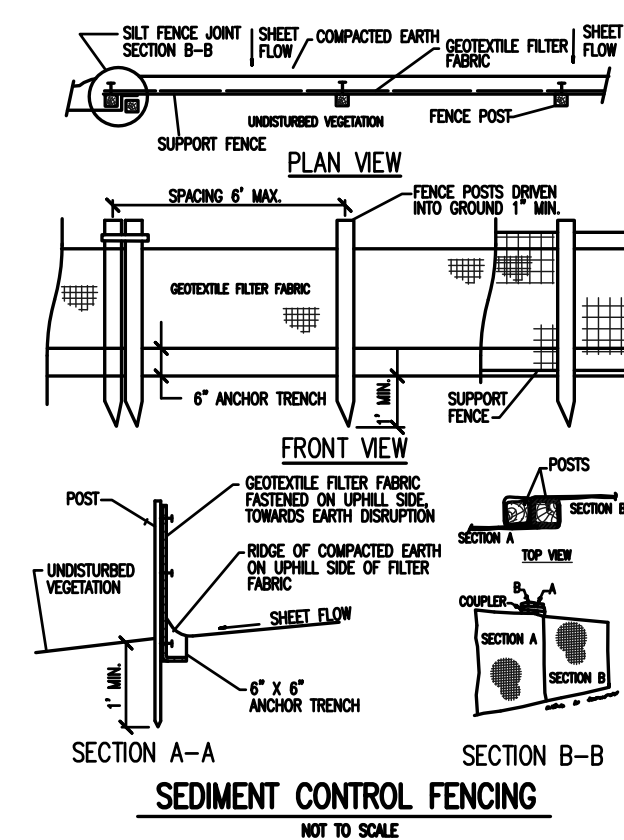
2. ARCHITECT / BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

PROPERTY IS ZONED R1-D SINGLE FAMILY RESIDENTIAL:

SETBACKS:
FRONT - 30 FEET
SIDE - 10 FEET ONE SIDE, TOTAL OF TWO - 20 FEET
REAR - 30 FEET

BENCHMARK:

MAGNAIL ON E FACE OF PP
LOCATED ACROSS THE
STREET FROM LOT 83
ELEVATION - 967.91 NAVD '88



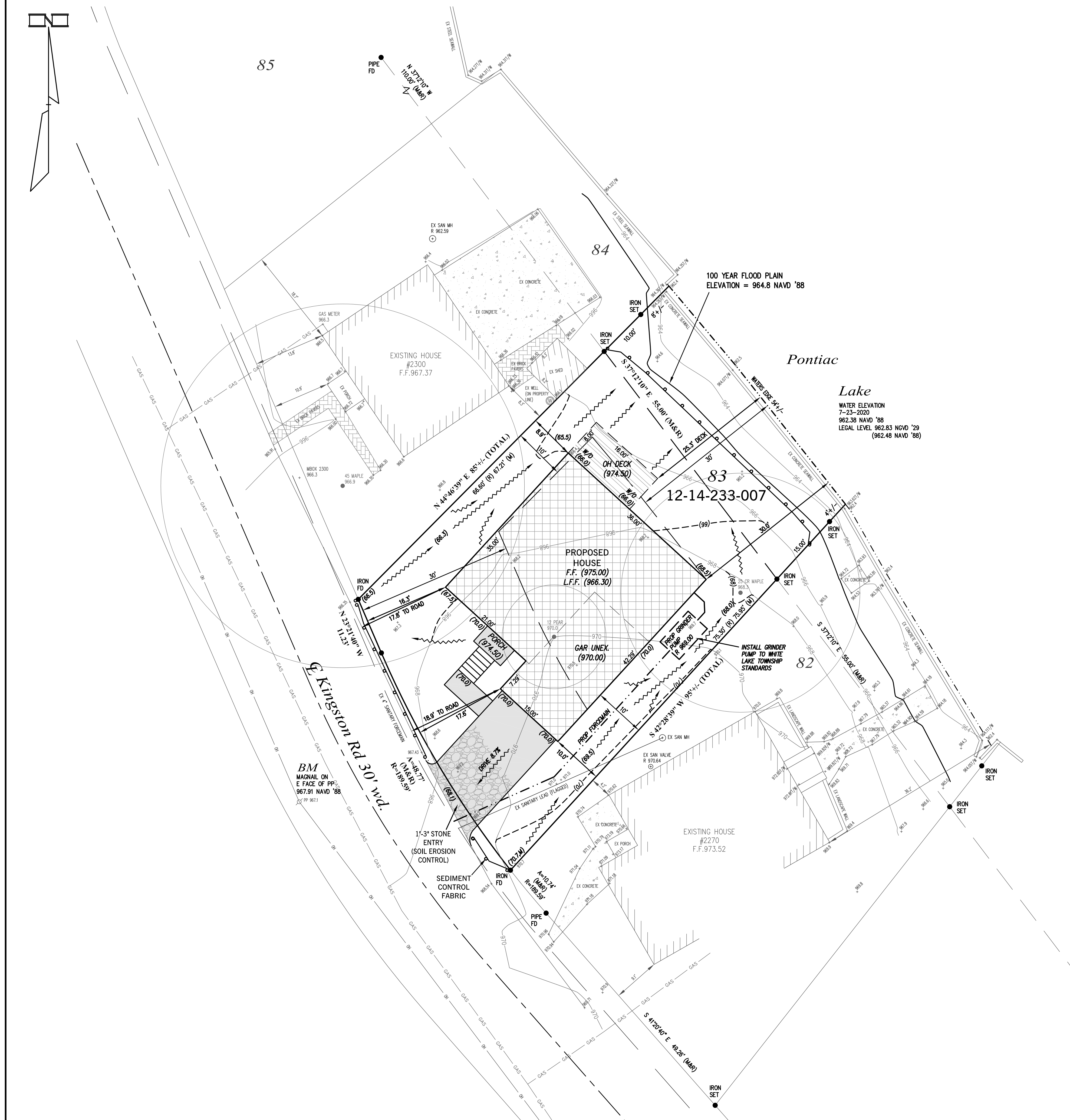
START DAY	END DAY	SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION
1	2	INSTALL SILT FENCE AS SHOWN ON THIS PLAN.
3	10	CLEAR AND ROUGH GRADE SITE.
10	25	EXCAVATE FOR BASEMENT, INSTALL FOOTINGS AND INSTALL BASEMENT WALLS.
25	45	INSTALL SANITARY SEWER LEAD SUMP DISCHARGE LEAD, STORM SEWER AND WATER SERVICE. BACKFILL BASEMENT.
46	180	INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, AND CABLE TV).
180	180	COMPLETE BUILDING CONSTRUCTION.
130	135	FINISH GRADE AND PAVE DRIVE.
135	180	ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS WITH TOPSOIL AND SEED OR SOO. REMOVE ALL SOIL EROSION CONTROL DEVICES.

NOTES:

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

This is to certify that I, *Timothy J. Hart*, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

PARCEL 12-14-233-007
LOT 83, "ENGLISH VILLAS SUBDIVISION" A SUBDIVISION OF PART OF SECTIONS 11, 13 & 14, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 51 OF PLATS, PAGES 22 & 22A, OAKLAND COUNTY RECORDS.



DATE	ISSUE	PROPRIETOR:	THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.	KIEFT ENGINEERING, INC.	DATE 10-15-2020	CKD. BY	DATE	72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)	VARIANCE SITE PLAN	SCALE 1" = 10'
		WADE PARIS 9377 GALE RD. WHITE LAKE, MI 48386 (248) 820-9087		PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS 5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110					PARCEL NO. 12-14-233-007 WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN	SHEET 1 OF 1 KE 2020.143