

WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS SPECIAL VIRTUAL MEETING  
**OCTOBER 15, 2020**  
7525 Highland Road  
White Lake, MI 48383

Ms. Spencer called the special meeting of the White Lake Township Zoning Board of Appeals to order at 6:03 p.m. and led the Pledge of Allegiance. Roll was called:

ROLL CALL: Debby Dehart  
Mike Powell  
Nik Schillack – late log in.  
Josephine Spencer –Chairperson  
Dave Walz – Vice Chair

Also Present: Justin Quagliata, Staff Planner  
Hannah Micallef, Recording Secretary

Visitors: 0

**Approval of the Agenda:**

**Mr. Powell MOTIONED to approve the agenda with an amendment to moved item 6c ahead of agenda item 6b. Ms. Dehart supported and the MOTION CARRIED with a roll call vote (Dehart/yes, Powell/yes, Schillack/yes, Spencer/yes, Walz/yes.).**

**Approval of Minutes:**

Zoning Board of Appeals Special Meeting Minutes September 10, 2020.

**Mr. Schillack said his name was misspelled on page one. Mr. Walz wanted to add that he would like to add “in his opinion” after the first sentence on page three, paragraph ten. Ms. Dehart MOTIONED to approve the special meeting minutes of September 10, 2020 as amended. Mr. Schillack supported and the MOTION CARRIED with a roll call vote (Powell/yes, Schillack/yes, Spencer/yes, Walz/yes, Dehart/yes).**

**New Business**

- a. Applicant: Chuck Essian  
9534 Mandon Road  
White Lake, MI 48386
- Location: **9534 Mandon Road**  
White Lake, MI 48386 identified as 12-35-126-034
- Request: The applicant requests to construct an addition to a single-family house that would attach to an accessory building, requiring a variance from Article 3.1.6.E, R1-D Single Family Residential Side-Yard Setback due to the setback from the side lot line.

**Ms. Dehart asked the Zoning Board of Appeals to be recused from agenda item 6a due to a conflict of interest. Mr. Powell MOTIONED to recuse Ms. Dehart from agenda item 6a. Mr. Schillack SUPPORTED, and the MOTION CARRIED with a voice vote (Walz/yes, Schillack/yes, Powell/yes, Spencer/yes, Dehart/abstained).**

Ms. Dehart was removed from the virtual meeting room.

Ms. Spencer noted for the record that 31 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition and 0 letters was returned undeliverable from the US Postal Service.

### **Property Description**

The approximately 1.597-acre (69,565.32 square feet) parcel identified as 9534 Mandon Road is located on Cedar Island Lake and zoned R1-D (Single Family Residential). The existing house on the property (approximately 2,896 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

### **Applicant's Proposal**

Chuck Essian, the applicant, is proposing to construct an addition to the existing house, which would connect with a detached garage on the south side of the property. The submitted plan shows a 45-foot-long, five-foot-wide covered walkway that would provide access from the existing house to the north with the proposed addition to the south.

### **Planner's Report**

The proposed addition is 20 feet by 40 feet (800 square feet) in size, and the proposed covered walkway is approximately 425 square feet in size. The roofed walkway would extend southward from the house to the addition, and the south side of the addition would connect with the north side of the existing three-car detached garage (approximately 960 square feet in size). The garage is located 6.6 feet from the west side property line.

The garage would be part of the principal structure if connected with the proposed addition, and therefore would be subject to the principal structure setback requirements of the R1-D zoning district. The garage would be considered nonconforming if it becomes part of the house because it does not meet the 10-foot side yard setback. Additionally, the submitted site plan shows the existing house located 14 feet from the east side property line. Based on Oakland County parcel information, the house appears to be built over the east side property line, and therefore is considered nonconforming.

Staff believes the proposed addition has the potential to be used as a secondary dwelling unit. While the applicant has indicated they have no intention of using the addition for those purposes, a future owner could convert the addition to be living quarters independent of the main house. A floor plan provided by the applicant shows the addition would contain one bedroom, one and one-half bathrooms, a laundry/utility room, and kitchen with full cooking facilities.

If the Zoning Board of Appeals approves the request, staff recommends conditions be placed on the approval to prohibit the proposed addition from being used as a secondary dwelling unit. The motion for approval provided on the following page includes the aforementioned conditions for the Board's consideration.

Mr. Powell asked staff how the applicant's request differed from a mother in law suite, which the Zoning Ordinance allowed for. Mr. Quagliata said there was a restriction on the size of a secondary dwelling unit in the ordinance, and the applicant's request exceeded the allowed square footage. The applicant did not request a variance for the size of the building. He added the proposed structure was only attached to the house by a breezeway.

Mr. Walz asked staff if a survey of the property was submitted. Mr. Quagliata said there wasn't. Mr. Walz said when he visited the site, the building area was not staked. Mr. Quagliata added the variance application required staking, and failure to do so could cause the case to be tabled.

Mr. Essian was present to speak on his case. He said he had to redraw his plot plan to scale to show an accurate picture of what would be built. He said he didn't stake out his addition, but he would be moving the new structure 3.5' east of the existing garage, with a 45' covered walkway connection the addition to the house.



Mr. Powell asked Mr. Essian about the placement of the entrance to the addition. He said the site plan shows the walkway 10.5' off the west property line and into the northwest corner of the structure. The floorplan doesn't reflect the same., it shows the entry way leading into the utility room, without a door. Mr. Essian said the walkway would enter the structure from the utility room, but he wanted to change it to have entry from the kitchen to the walkway.

Ms. Spencer opened public hearing at 6:46 PM. Seeing no public comment, she closed the public hearing at 6:46 PM.

Mr. Walz said it would be difficult to make a decision regarding the case because of the lack of information that was put forth before the ZBA. Mr. Powell said tweaking to the plan and additional information would need to be provided to the ZBA. He asked if the applicant were to come request an addition, would the Township allow it. Mr. Quagliata said a secondary dwelling unit is different than an addition, as a secondary dwelling unit had its own independent access. He added Township staff has concerns with the proposed structure being used by a future owner as a potential rental unit.

Mr. Schillack wanted clarification regarding construction of the walkway. Mr. Essian said the walkway will be roofed, and enclosed on one side.

**Mr. Powell MOVED to deny the variance requested by Chuck Essian for Parcel Number 12- 35-126-034, identified as 9534 Mandon Road, due to the following reason(s):**

- **Self-imposed hardship**

**Mr. Walz SUPPORTED, and the MOTION CARRIED with a roll call vote (4 yes votes):**

**Powell: YES; it was not shown that there was any practical difficulty and the addition was a proposed self-imposed hardship.**

**Walz: YES; For the reasons stated.**

**Schillack: YES; For the reasons stated.**

**Spencer: YES; it was a self-imposed hardship and practical difficulty was not evident.**

Ms. Dehart reentered the virtual meeting room

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|------------|---|
| Applicant: | SLT Properties LLC (Robert Swierkos)<br>2439 Fenton Road<br>Hartland, MI 48353  |
| Location:  | <b>10201 Joanna K Avenue</b><br>White Lake, MI 48386 identified as 12-22-427-003  |
| Request:   | The applicant requests to construct a second story addition to a single-family house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback and Side-Yard Setback due to the proposed building setbacks. Variances from Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Area and Minimum Lot Width are also required. |

Mr. Powell asked the ZBA to be recused as he had been hired by the applicant for the septic engineering, and it would be a conflict of interest for him to be involved. Mr. Schillack MOVED for Mr. Powell's recusal. SUPPORTED BY Ms. Dehart, the MOTION CARRIED with a voice vote. (Spencer/yes, Walz/yes, Powell/yes, Dehart/yes, Schillack/yes)

Mr. Powell was removed from the virtual meeting room.

Ms. Spencer noted for the record that 20 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition and 0 letters was returned undeliverable from the US Postal Service.

### **Property Description**

The approximately 0.114-acre (4,965.84 square feet) parcel identified as 10201 Joanna K Avenue is located on Oxbow Lake and zoned R1-D (Single Family Residential). The existing house on the property (approximately 645 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

### **Applicant's Proposal**

SLT Properties LLC, the applicant, is proposing to construct a second-story addition to the existing single-story house.

### **Planner's Report**

The existing house was built in 1938 and is considered nonconforming because the southwest corner of the house is located 2.56 feet from the side lot line, the northwest corner of the house is located 3.17 feet from the side lot line, the northeast corner of the house is located 6.22 feet from the side lot line, and the house is located 21.08 feet from the front lot line. A minimum 10-foot side yard setback and 30-foot front yard setback are required in the R1-D zoning district. The parcel is also nonconforming due to a 7,034.16 square foot deficiency in lot area and a 55.1-foot deficiency in lot width (24.90 feet in width at the road right-of-way line); in the R1-D zoning district the minimum lot size requirement is 12,000 square feet and the minimum lot width requirement is 80 feet.

Article 7, Section 23 of the zoning ordinance states nonconforming structures may not be enlarged or altered in a way which increases its nonconformity. The proposed second-story addition would be 482.50 square feet in size and at its closest point would encroach five (5) feet into the required 10-foot side yard setback from both the east and west property lines.

Article 7, Section 28 of the zoning ordinance states maintenance to nonconforming structures cannot exceed fifty percent (50%) of the State Equalized Valuation (SEV) in repairs in any twelve (12) consecutive months. Based on the SEV of the structure (\$27,870), the maximum extent of improvements cannot exceed \$13,935. The applicant indicated the value of the proposed second-story addition is \$12,000. Based on the submitted plans and scope of the project staff believes the value of work would exceed 50% of the SEV, therefore a variance for the value of improvements is required. A variance from Article 7, Section 28 of the zoning ordinance was not requested or published.

Mr. Swierkos, 2439 Fenton Road, Hartland, was present to speak on his case. The request was to add a second story. The issue was the size of the lot. The house is in rough shape, and he is proposing to fix it and increase the living space to around 1,000 square feet. He would not add any bedrooms. He said when the project was priced out, he thought he could save money by doing the work himself, however, these were pre-COVID prices, and the addition would cost more than originally assumed.

Mr. Walz asked the applicant if the plans had been reviewed by a structural engineer? Mr. Swierkos said no, plans were prepared by an architect. He said he would not have a problem with a structural engineer reviewing the plans.

Ms. Spencer opened the public hearing at 7:42 PM. Seeing no public comment, she closed the public hearing at 7:43 PM.

Mr. Schillack said he was concerned about the roof overhang. Mr. Quagliata confirmed the roof overhang was within the side lot line, and said a condition should be added to the variance to not allow the roof overhang to project within 5' of the side yard lot lines.

Ms. Dehart asked staff if the 5' roof overhang was on the first floor or second? Mr. Quagliata said the first-floor roof overhang on the west was legal non-conforming. The proposed second story roof would have to meet the ordinance requirements.

Mr. Walz said he was concerned the applicant may take a different route with the way he wanted to approach the design after meeting with a structural engineer. He could meet with the engineer and work on a better design that may end up better for the applicant and the Township.

**Mr. Walz MOVED to table the variance requests of SLT Properties LLC for Parcel Number 12-22-427-003, identified as 10201 Joanna K Avenue, to consider comments stated during this public hearing specific to the SEV, structural engineer review, and the overhang of the roof.**

**Dehart SUPPORTED, and the MOTION CARRIED with a roll call vote (5 yes votes).**

**Dehart: YES; there were issues to figure out before moving forward.**

**Walz YES; for the reasons stated.**

**Schillack: YES; for the reasons stated.**

**Spencer; YES, for the same reasons.**

Mr. Powell reentered the virtual meeting room.

- c. Applicant: Richard Vincent  
572 Washington Boulevard  
White Lake MI,48386
- Location: **572 Washington Boulevard**  
White Lake, MI 48386 identified as 12-27-403-009
- Request: The applicant requests to construct an attached garage to a single-family house, requiring a variance from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback due to the proposed front yard setback.

Ms. Spencer noted for the record that 26 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition and 0 letters was returned undeliverable from the US Postal Service.

**Property Description**

The approximately 0.401-acre (17,467.56 square feet) parcel identified as 572 Washington Boulevard is located within the Cedar View subdivision and zoned R1-C (Single Family Residential). The corner lot also contains frontage on Degrand Drive. The existing house on the property (approximately 1,632 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

**Applicant's Proposal**

Richard Vincent, the applicant, is proposing to demolish an existing detached garage and construct a new garage which would be connected to the house with a breezeway.

### **Planner's Report**

The existing 616 square foot two-car detached garage would be demolished prior to constructing the proposed four-car garage, which would be 30 feet by 40 feet (1,200 square feet) in size. The applicant intends to locate the garage west of the existing house, and the garage would be connected to the house by a breezeway which would be 10'-8" by 15'-6" (165.34 square feet) in size. The garage would be located 26 feet from the front property line. A variance of nine (9) feet is requested to encroach into the front yard setback.

The submitted plan showing the shape and dimension of the property, and the existing structures is not drawn to scale. The location of the front property line should be verified to confirm the proposed setback of 26 feet is met.

Mr. Vincent was present to speak on his case. He said he was looking to replace garage, and to construct it in the same area the current one was at. He said his septic tank was 22' to the north of his garage, and he didn't want to interfere with the oak tree behind the garage.

Mr. Powell said it would be ideal to move the garage back 9' so the applicant wouldn't need a variance. Mr. Vincent said he could move the garage north 4'-6'. He would like to offset roofline of the new garage with the roofline of the house.

Ms. Dehart asked the applicant where the north wall of the new garage would be. Mr. Vincent said the wall would be 25' from the septic tank.

Ms. Spencer opened the public hearing at 8:14 PM. Seeing no public comment, she closed the public hearing at 8:14 PM.

Ms. Dehart asked staff since the property was a corner lot, were there two front yard setbacks. Mr. Quagliata confirmed, the west yard was the rear yard.

Mr. Quagliata said if the ZBA was inclined to modify the front yard setback, they could grant 30' to be consistent with R1-D standards.

Mr. Powell said if a variance of 5' was granted instead of 9', it would give the applicant what he was looking for, maintain a bigger setback than what was existing, and enhance the architecture of the garage and breezeway to the house.

**Mr. Powell MOVED to approve the variance requested by Richard Vincent from Article 3.1.5.E of the Zoning Ordinance for Parcel Number 12-27-403-009, identified as 572 Washington Boulevard, in order to construct an attached garage addition that would encroach five (5) feet into the required front yard setback resulting in a thirty (30) foot setback along De Grand, due to the hardship of a corner lot and to maintain a pleasing architectural façade. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **A survey shall be required to verify the location of the front property line.**

**Mr. Schillack SUPPORTED, and the MOTION CARRIED with a roll call vote (5 votes):**

**Powell: YES; there was a practical difficulty.**

**Schillack: YES; for the reasons stated.**

**Walz: YES; a hardship existed with the lot due to challenging conditions.**

**Spencer: YES; for all the same reasons.**

**Dehart: YES; for all the reasons stated.**

- d.      Applicant:      David Nellist  
                                 301 South Silvery Lane  
                                 Dearborn, MI 48124
- Location:      **10697 Castlewood Drive**  
                                 White Lake, MI 48386 identified as 12-34-151-004
- Request:        The applicant requests to construct a single-family house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Side-Yard Setback and Article 3.11.Q, Water Features Setback due to the proposed buildings setbacks from the water's edge. Variances from Article 3.1.6.E, R1-D Single Family Residential Minimum Lot Area and Minimum Lot Width are also required.

Ms. Spencer noted for the record that 11 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition and 0 letters was returned undeliverable from the US Postal Service.

### **Property Description**

The approximately 0.23-acre (10,000 square feet) parcel identified as 10697 Castlewood Drive is located on Sugden Lake and zoned R1-D (Single Family Residential).

### **Applicant's Proposal**

David Nellist, the applicant, is proposing to construct a new house on an undeveloped parcel.

### **Planner's Report**

The parcel is nonconforming due to a 2,000 square foot deficiency in lot area and a 14-foot deficiency in lot width (66 feet in width at the road right-of-way line); in the R1-D zoning district the minimum lot size requirement is 12,000 square feet and the minimum lot width requirement is 80 feet.

The applicant is proposing to construct a 1,760 square foot single-story house and a 220 square foot accessory structure. The proposed house would be located 5.5 feet from the east property line. The minimum side yard setback is 10 feet in the R1-D zoning district; therefore, a five-foot variance is being requested to encroach into the east side yard setback.

Article 3, Section 11.Q of the zoning ordinance states no building shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. The proposed house would be located 10.96 feet from the edge of the Sugden Lake canal to the west, and the proposed rear deck would be located 5 feet from the water's edge; therefore, a 20-foot variance is being requested to encroach into the water features setback. Additionally, the proposed accessory structure is also located 11.79 feet from the canal to the west.

Article 5, Section 3 of the zoning ordinance prohibits roofs, gutters, windows, and open balconies from projecting closer than five feet to a lot line. The roof overhang on the proposed house is located three (3) feet from the east side lot line. Article 7, Section 27.vii of the zoning ordinance prohibits the Zoning Board of Appeals from granting a variance of less than five feet from a side lot line for safety reasons.

Mr. Powell asked staff why setbacks were measured from the water's edge of the lake. Mr. Quagliata stated water was excluded from lot area calculations because it wasn't useable. He added rear setbacks on a lakefront lot are measured from the water's edge for the same reason.

Mr. Quagliata said there was not a sea wall, and the survey dated 1997 showed the water's edge in one place, but over time, it may have shifted. Mr. Walz asked staff if the water features setback could be more or less than 5'. Mr. Quagliata responded in the affirmative.

Ms. Dehart asked staff if soil borings were done to the parcel. Mr. Quagliata said not to his knowledge.

Mr. David Nellist, 301 S Silvery Lane, Dearborn, was present to represent his case. He said there was a permit in to the state for a seawall down the side and back of the property. He intends to have a new survey done of the property, as well as soil boring tests.

Mr. Powell said the area had recently been granted access to sanitary sewers. He asked if the lot was included in the Special Assessment District (SAD).

Ms. Spencer open the public hearing at 8:49 PM.

Donald McCuean, 10687 Castlewood Drive. He was the homeowner east of the property in question. The previous owner of the lot told him he did pay to tie into the sewers. He had no problems with the applicant's variance request.

Ms. Spencer closed the public hearing at 8:53 PM

Mr. Powell asked the applicant what the smaller building on the north was. Mr. James Nellist said it would be a small work room, and north of that would be a carport. Mr. Quagliata asked the applicant why the accessory building couldn't be moved to the east to meet the 25' setback? Mr. James Nellist said he wanted room to have a turning radius to maneuver a vehicle into the carport. Mr. Quagliata also said the side deck could be reduced in size to get a greater setback from the water's edge to the west.

Mr. Powell asked if there was a flood plain on Sugden Lake? Mr. James Nellist said no, not as far as this property was concerned, and the plans proposed a finished first floor grade of 4', with the crawl space included.

**Mr. Schillack MOVED to approve the variances requested from David Nellist from Article 3.1.6.E for parcel number 12-34-151-004, identified as 10697 Castlewood Drive in order to construct a new house that would encroach twenty (20) feet into the required water feature setback and five (5) feet into the required side yard setback, a fourteen (14) foot variance from the required lot width and two thousand (2,000) square foot variance to the lot size are also granted from Article 3.1.6.E. This approval will have the following conditions:**

- **The applicant will obtain all necessary permits from the White Lake Township Building Department.**
- **In no event shall the projection of the roof overhang be closer than five (5) feet to the east side lot line or five (5) feet to the water's edge to the west.**
- **A current survey shall be submitted at the time of reapplication for a building permit.**
- **A floodplain certificate be submitted to ensure the finished floor elevation is at least one (1) foot above the floodplain.**

**Ms. Dehart SUPPORTED, and the MOTION CARRIED with a roll call vote (5 votes):**

**Schillack: YES; the house would make a nice addition to the neighborhood and there would be a seawall next to the inlet.**

**Dehart; YES, the applicant was working hard to make sure the home is constructed properly and it will be a nice addition to the neighborhood.**

**Walz: YES; a hardship existed due to the configuration and challenges of the existing lot size.**

**Spencer: YES; a hardship existed and land that wasn't developed can be developed beautifully now in White Lake.**  
**Powell: YES; the applicant demonstrated a non-self-imposed hardship and practical difficulty due to the existing conditions of the parcel.**

- e. Applicant: Lakewood Village Improvement Association  
971 Schuyler Drive  
White Lake, MI 48383
- Location: **The following three locations, all within Road Commission for Oakland County (RCOC) right-of-way: northeast corner of Biscayne Avenue and Bogie Lake Road, northeast corner of Ellinwood Drive and Bogie Lake Road, and northeast corner of Thompson Lane and Bogie Lake Road**  
White Lake, MI 48383
- Request: The applicant requests to construct three monument signs within the road right-of-way, requiring variances from Article 5.9.I, Residential District Signs due to the proposed zero-foot setback from the road right-of-way and installation of a third monument sign.

Ms. Spencer noted for the record that 57 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition and 0 letters was returned undeliverable from the US Postal Service.

### **Applicant's Proposal**

The Lakewood Village Improvement Association, the applicant, is proposing to remove and replace three freestanding (monument) signs at the following entrances to the subdivision: the northeast corner of Biscayne Avenue and Bogie Lake Road, the northeast corner of Ellinwood Drive and Bogie Lake Road, and the northeast corner of Thompson Lane and Bogie Lake Road. All of the proposed signs are located within Road Commission for Oakland County (RCOC) right-of-way, and said locations contain R1-C (Single Family Residential) zoning.

### **Planner's Report**

All of the proposed signs are 1.92 feet by 6.375 feet (12.22 square feet) in size. The single-sided monument structures are four feet in height and eight feet in length, including the sign area. In accordance with Article 5, Section I (Residential District Signs) of the zoning ordinance, one monument sign, not more than 30 square feet in area, may be maintained at or adjacent to the principal entrance to the subdivision. One additional sign may be permitted if the subdivision has access to two thoroughfares or the subdivision has more than one boulevard street entrance from an existing arterial or it has at least 250 homes. The signs may not exceed six feet in height.

The Lakewood Village subdivision has more than 250 homes, so a second development entry sign is permitted by right. A variance is requested to install the third sign. Additionally, subdivision signs not placed within a public boulevard entrance must be setback at least 10 feet from the road right-of-way. As all of the proposed signs would be located within the right-of-way, the applicant is requesting a 10-foot variance for the placement of each sign. The RCOC approved the applicant's permit application to allow the removal and replacement of the three signs within the Bogie Lake Road right-of-way. If the Zoning Board of Appeals approves the request, staff recommends the following condition:

The Applicant shall obtain the required Road Commission for Oakland County (RCOC) permit and provide a copy of said permit to the Building Department at the time of application for a Township sign permit.

Mr. Powell asked staff if the ZBA had any right to deny this variance if the applicant already had a permit from the Road Commission? Mr. Quagliata said the ordinance required a setback; if there is none, a variance is required.

Mr. Marvin Miller, 995 Artdale, was present to represent his case. The three locations are right at the boundaries of where the respective roads connect to Bogie Lake Road. The current signs were worn and out of date, and the new signs would update the look of the neighborhood. They would be placed in a way so the signs will be parallel, not perpendicular to the road to eliminate blind spots.

Mr. Powell asked the applicant about the lighting for the signs. Mr. Miller said they are working with a vendor that can provide solar power lighting as they had no way to drive power to them. Mr. Powell had concerns with the sign lighting being too bright and shining upward Mr. Quagliata said a condition of approval could be to shield the lighting and have it pointed downward. There could also be a condition that the lights on it be turned off from midnight to 6 am.

Ms. Spencer opened the public hearing at 9:27 PM. Seeing no public comment, she closed the public hearing at 9:27 PM.

**Mr. Walz MOVED move to approve the variances requested by Lakewood Village Improvement Association from Article 5.I.i of the Zoning Ordinance in order to install three subdivision signs that Would encroach into the road right-of-way (0-foot setback) at the northeast corner of Biscayne Avenue and Bogie Lake Road, the northeast corner of Ellinwood Drive and Bogie Lake Road, and the northeast corner of Thompson Lane and Bogie Lake Road. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department, to include pre approval from the Planning Department of the lighting, inclusive of shielded and directed downward lighting. Furthermore, lights shall be turned off between midnight and 6 AM.**
- **The Applicant shall obtain the required Road Commission for Oakland County (RCOC) permit and provide a copy of said permit to the Building Department at the time of application for a Township sign permit.**

**Mr. Powell SUPPORTED, and the MOTION CARRIED with a roll call vote:**

**Walz: YES; for the reasons stated.**

**Powell: YES; it would be a substantial improvement to the intersections and assist in traffic control as the signs would be easily identifiable.**

**Spencer: YES; for the reasons stated.**

**Schillack: YES; for the reasons stated.**

**Dehart: YES; for the reasons stated.**

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| f. | Applicant: | 8414 Cascade, LLC (Michael J. Beals)<br>3644 Burning Tree Drive<br>Bloomfield Hills, MI 48302 |
|    | Location:  | <b>8414 Cascade Street</b><br>White Lake, MI 48386 identified as 12-36-453-012                |



**Request:** The applicant requests to construct a single-family house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback, Side-Yard Setback, Lot Coverage, Minimum Lot Area, and Minimum Lot Width.

Ms. Spencer noted for the record that 30 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition and 0 letters was returned undeliverable from the US Postal Service.

### **Property Description**

The approximately 0.112-acre (4,880 square feet) parcel identified as 8414 Cascade Street is located on Cooley Lake and zoned R1-D (Single Family Residential). The existing house on the property (approximately 1,097 square feet in size) utilizes a private well for potable water and the public sanitary sewer system for sanitation.

### **Applicant's Proposal**

8414 Cascade LLC, the applicant, is proposing to demolish the existing house and construct a new house.

### **Planner's Report**

The existing house was built in 1928 and is considered nonconforming because it does not meet the front and side yard setbacks. A minimum 30-foot front yard setback and 10-foot side yard setback are required in the R1-D zoning district. The parcel is also nonconforming due to a 7,120 square foot deficiency in lot area and a 40-foot deficiency in lot width (40 feet in width at the road right-of-way line); in the R1-D zoning district the minimum lot size requirement is 12,000 square feet and the minimum lot width requirement is 80 feet.

The applicant is proposing to demolish the existing house to construct a 3,238 square foot two-story house with an attached two-car garage. The proposed house would be located five feet from the east and west property lines; therefore, a five-foot variance is being requested to encroach into the side yard setback. Additionally, the new house would be located 20 feet from the front property line; therefore, a 10-foot variance is being requested to encroach into the front yard setback. The proposed lot coverage is 46.86% (2,287 square feet), which is 26.86% (1,311 square feet) beyond the 20% maximum lot coverage allowed (976 square feet).

Mr. Powell asked staff if the rear yard setback was to the deck or the house? Mr. Quagliata said the setback 30' setback was from the house to the water's edge, and the deck was subject to the water's feature setback, which was 25'.

Mr. Gahasan Abdelnour, GAV Associates, was present to represent the applicant. He is asking for variances of 5' from the side yard setbacks, and 10' from the front yard setback. He said the lot was non-conforming, and he was asking for the 20' front yard setback to be in more conformity with the rest of the homes in the area. He asked for the lot coverage because the lot was small.

Mr. Powell asked staff to confirm the applicant is not requesting lakeside variances. Mr. Quagliata confirmed. Mr. Powell said he was concerned for the neighbors on both sides of the property, and their view, but the applicant was meeting the setbacks from the rear lot lines.

Mr. Beals, the homeowner, was also in attendance and said it was important to be considerate of his neighbors on both sides. The house was in line with the neighbors to the east and west, in regards to his sightlines. He said this new home would be his primary residence.

Ms. Spencer opened the public hearing at 9:47 PM. Seeing none, she closed the public hearing at 9:47 PM.

**Mr. Walz MOVED to approve the variances requested by 8414 Cascade LLC from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-36-453-012, identified as 8414 Cascade Street, in order to construct a new house that would exceed the allowed lot coverage by 26.86% and encroach 10 feet into the required front yard setback and 5 feet into the required side yard setback from both the east and west property lines. A 40-foot variance from the required lot width and 7,120 square foot variance from the required lot size are also granted from Article 3.1.6.E. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **In no event shall the projection of the roof overhang be closer than five (5) feet to the east or west side lot lines.**

**Ms. Dehart SUPPORTED and the MOTION CARRIED with a roll call vote:**

**Walz: YES; the house would be an improvement to the area and a hardship existed due to the lot configuration.**

**Dehart: YES; there was a hardship with this lot size.**

**Schillack YES; the house would be an improvement to the neighborhood.**

**Powell: YES; the lot was substandard and legal non-conforming and the owner presented a case for practical difficulty to provide a modern home on this lot.**

**Spencer: YES; for all the reasons stated.**

**Other Business:**

Ms. Spencer wanted to add she was concerned applicants were not staking out their additions. Mr. Quagliata said the application required additions to be staked, and there may be a need to be more stringent with it. He suggested the Zoning Board of Appeals require stake surveys with future application package submittals. He also suggested holding a ZBA training session in the near future.

**Adjournment:**

**Ms. Dehart MOTIONED to adjourn the meeting at 10: 18 PM, Mr. Schillack SUPPORTED. All in favor.**

**Next Meeting Date:** October 22, 2020

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** October 22, 2020

---

**Agenda item:** 6a

**Appeal Date:** October 22, 2020

**Applicant:** Mack Industries (Howard Mack)

**Address:** 8265 White Lake Road  
White Lake, MI 48386

**Zoning:** LM (Light Manufacturing)

**Location:** 8275 White Lake Road  
White Lake, MI 48386

### **Property Description**

The approximately 77.58-acre parcel identified as 8275 White Lake Road is located on the south side of White Lake Road, west of Cross Road, and zoned LM (Light Manufacturing). The property is used by Mack Industries to manufacture precast concrete structures. The 93.25-acre Mack Industries site is comprised of two parcels, the subject site referenced above the adjacent 15.67-acre parcel to the east (Parcel Number 12-01-201-005) addressed as 8265 White Lake Road.

### **Applicant's Proposal**

Mack Industries, the applicant, is proposing to construct a 70-foot by 200-foot (14,000 square feet) building, to increase manufacturing capabilities. No additional parking is proposed. Exterior elevations provided by the applicant show the building would be covered by pre-finished metal siding, with split-faced concrete block eight (8) feet up the base around the perimeter of the building.

### **Planner's Report**

The building would be setback 552.56 feet from White Lake Road. In the LM zoning district the maximum building height allowed is 40 feet; the proposed average height of the building is 43'-3". A variance of 3.25 feet is requested to exceed the maximum building height.

The applicant applied for administrative site plan review to construct the building. All reviewing parties recommended approval (see attached). The Planning Department recommended approval of the site plan with conditions, including the applicant receiving a building height variance from the Zoning Board of Appeals.

The requested variance is listed in the following table.

| <b>Variance #</b> | <b>Ordinance Section</b> | <b>Subject</b>  | <b>Standard</b> | <b>Requested Variance</b> | <b>Result</b> |
|-------------------|--------------------------|-----------------|-----------------|---------------------------|---------------|
| 1                 | Article 3.1.20.E         | Building Height | 40 feet         | 3.25 feet                 | 43.25 feet    |

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

**Approval:** I move to approve the variance requested by Mack Industries from Article 3.1.20.E of the Zoning Ordinance for Parcel Number 12-01-176-003, identified as 8275 White Lake Road, in order to construct a building that would exceed the maximum building height allowed by 3.25 feet. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- Approval of this variance is in accordance with the administrative site plan review approval by the Planning Department.

**Denial:** I move to deny the variance requested by Mack Industries for Parcel Number 12-01-176-003, identified as 8275 White Lake Road, due to the following reason(s):

**Table:** I move to table the variance request of Mack Industries for Parcel Number 12-01-176-003, identified as 8275 White Lake Road, to consider comments stated during this public hearing.

## **Attachments:**

1. Variance application dated September 22, 2020.
2. Site plan dated September 21, 2020.
3. Exterior elevations and floor plan dated September 17, 2020.
4. Letter of denial from the Building Department dated September 23, 2020.

### 7.37 STANDARDS

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

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

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

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

CHARTER TOWNSHIP OF WHITE LAKE  
Zoning Board of Appeals  
APPLICATION

RECEIVED

SEP 22 2020

COMMUNITY  
DEVELOPMENT  
DEPARTMENT

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

APPLICANT'S NAME: Mack Industries (Howard Mack) PHONE: (248) 620-7400

ADDRESS: 8265 White Lake Road, White Lake, Michigan 48386

APPLICANT'S EMAIL ADDRESS: hmack@mackconcrete.com

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 8275 White Lake Road PARCEL # 12 - 01-176-003

CURRENT ZONING: LM PARCEL SIZE: 77.57 Acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Section 3.1.20E; Building Height = 40'

The request is to allow for the building height to be 43'-3", which would require a height variance of  
3'-3"

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)

The request is due to the need for the building to have a specific height inside the building to allow  
for the production of materials. The proposed building will be setback more that 500' from the White  
Lake Road Right-of-Way. The proposed building lighting will be lowered to be only 25' high, 30'  
is permissible

APPLICATION FEE: 440.00 (CALCULATED BY THE PLANNING DEPARTMENT)

APPLICANT'S SIGNATURE:  DATE: 9/22/2020

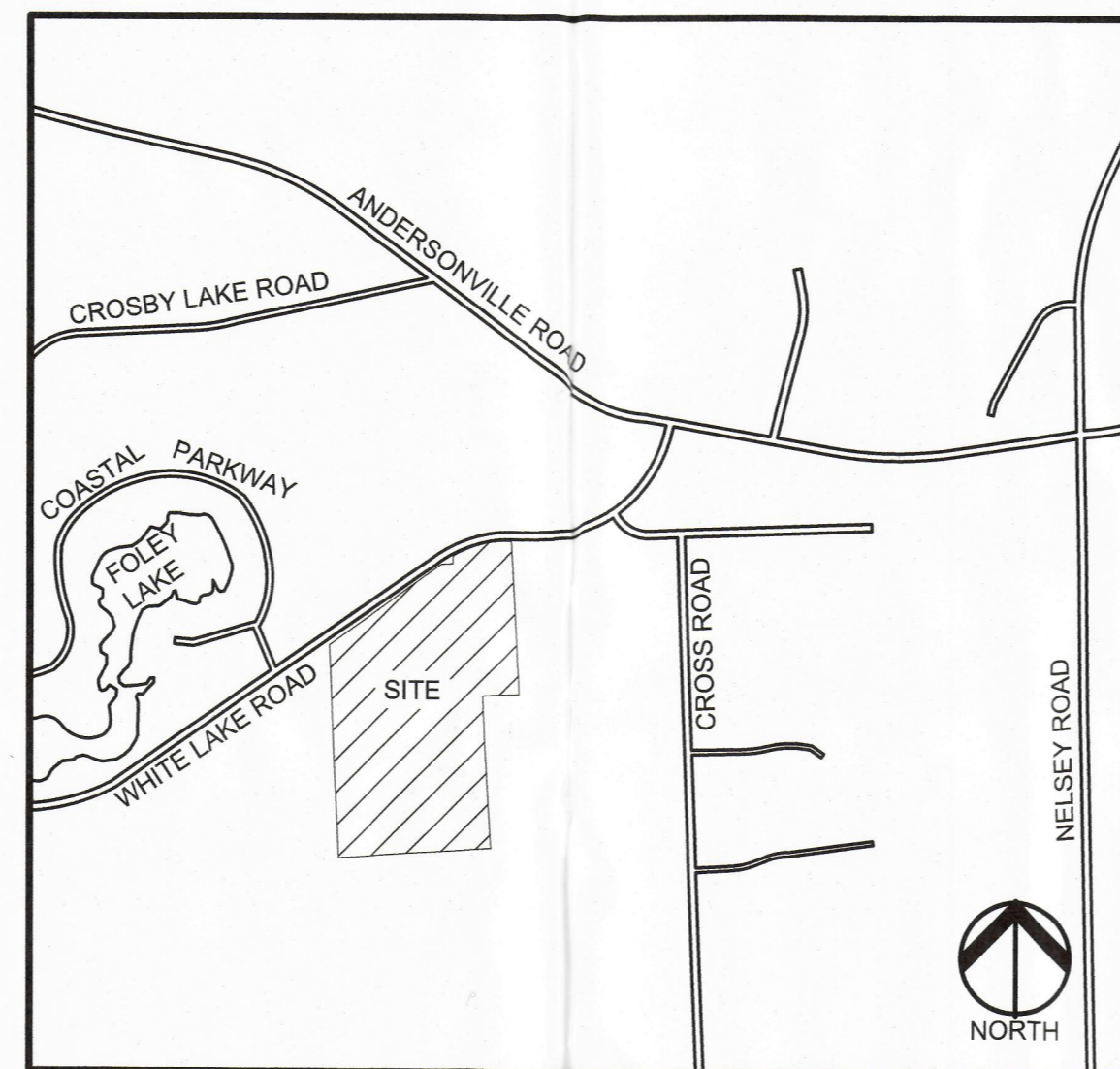


PRELIMINARY SITE PLANS

# MACK INDUSTRIES

8275 WHITE LAKE ROAD  
WHITE LAKE, OAKLAND COUNTY, MICHIGAN

| PERMIT / APPROVAL SUMMARY |               |                   |
|---------------------------|---------------|-------------------|
| DATE SUBMITTED            | DATE APPROVED | PERMIT / APPROVAL |
|                           |               |                   |



LOCATION MAP  
NO SCALE

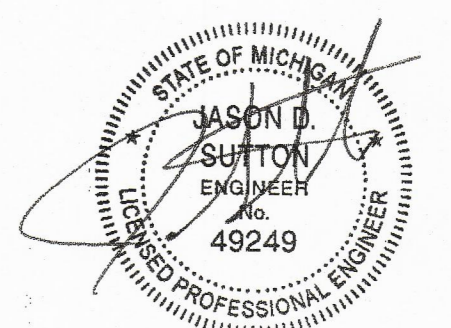
| INDEX OF DRAWINGS |                            |
|-------------------|----------------------------|
| NUMBER            | TITLE                      |
|                   | COVER SHEET                |
| C-1.0             | TOPOGRAPHIC SURVEY         |
| C-2.0             | OVERALL SITE PLAN          |
| C-3.0             | DIMENSION AND PAVING PLAN  |
| C-4.0             | GRADING AND UTILITY PLAN   |
| 1 OF 1            | SITE LIGHTING PLAN         |
| A1                | FLOOR PLAN AND CODE REVIEW |
| A2                | EXTERIOR ELEVATIONS        |

DESIGN TEAM

|  |  |
|--|--|
| <b>OWNER</b>   | <b>CIVIL ENGINEER</b>  |
| MACK INDUSTRIES<br>8265 WHITE LAKE ROAD<br>WHITE LAKE TWP., MI 48386<br>CONTACT: HOWARD MACK<br>PHONE: (248) 249-3458<br>EMAIL: HMACK@MACKCONCRETE.COM               | PEA GROUP<br>2430 ROCHESTER COURT, STE. 100<br>TROY, MI 48063-1872<br>CONTACT: JASON SUTTON, PE<br>PHONE: 844.813.2949<br>EMAIL: JSUTTON@PEAGROUP.COM                                  |
| <b>CONTRACTOR</b>  | <b>ARCHITECT</b>   |
| SALZEIDER, INC.<br>40900 WOODWARD AVE., SUITE 275<br>BLOOMFIELD HILLS, MI<br>CONTACT: SCOTT SALZEIDER<br>PHONE: (248) 388-7869<br>EMAIL: SSALZEIDER@SALZEIDERINC.COM | PUCCI + VOLLMAR ARCHITECTS, PC<br>508 E. GRAND RIVER AVE., SUITE 100B<br>BRIGHTON, MI 48116-1566<br>CONTACT: KARL F. VOLLMAR<br>PHONE: (810) 225-2930<br>EMAIL: KARL@PV-ARCHITECTS.COM |



| REVISIONS           |      |
|---------------------|------|
| DESCRIPTION         | DATE |
| ORIGINAL ISSUE DATE |      |



PEA GROUP | MACK INDUSTRIES | PEA JOB NO. 2020-0295 | PRELIMINARY SITE PLANS

RECEIVED  
SEP 22 2020  
COMMUNITY DEVELOPMENT DEPARTMENT



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**LEGEND**

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

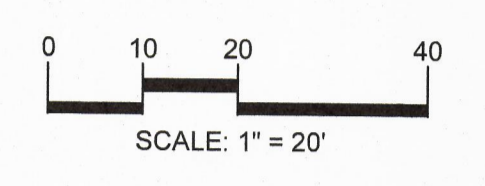
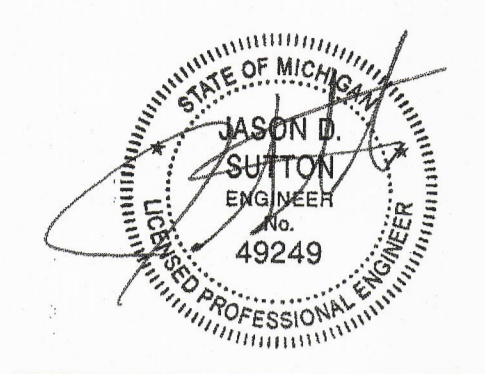
**EXISTING**

- OH-ELEC-W-O ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV-□ UNDERGROUND CABLE TV GUY/PEDestal
- UG-PHONE-□ TELEPHONE U.G. CABLE, PEDestal & MANHOLE
- UG-ELEC-□ ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAN. VALVE & GAS LINE MARKER
- WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOONING/SHUT OFF VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND WETLAND

**LEGAL DESCRIPTION**  
 (PER OAKLAND COUNTY PROPERTY GATEWAY)  
 PARCEL ID 12-01-176-003  
 T3N, R9E, SEC 1 PART OF E 1/2 OF NW FRAC 1/4 LYING SLY OF RELOC WHITE LAKE RD  
 EXC THAT PART IN PCL BEG AT PT DIST N 87-19-55 W 6.73 FT & N 88-34-10 W 195.66  
 FT FROM N 1/4 COR, TH S 03-22-50 W 238.05 FT, TH N 88-34-10 W 133.07 FT, TH N  
 03-22-50 E 238.05 FT, TH S 88-34-10 E 133.07 FT TO BEG, ALSO PART OF W 1/2 OF  
 NE FRAC 1/4 BEG AT N 1/4 COR, TH S 87-39-00 E 306.43 FT, TH S 01-15-20 W  
 1386.22 FT, TH N 89-05-00 W 308.50 FT, TH N 01-20-34 E 1393.90 FT TO BEG

**FLOODPLAIN NOTE:**  
 BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA  
 DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE  
 FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER  
 28125C0329F DATED SEPTEMBER 29, 2006.

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 BRIGHTON ■ DETROIT  
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**CAUTION!!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT  
**SALZEIDER, INC.**  
 40900 WOODWARD AVE., SUITE 275  
 BLOOMFIELD HILLS, MI

PROJECT TITLE  
**MACK INDUSTRIES**  
 8275 WHITE LAKE ROAD  
 WHITE LAKE, MI

| REVISIONS |  |
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ORIGINAL ISSUE DATE:  
 SEPTEMBER 21, 2020  
 DRAWING TITLE  
**TOPOGRAPHIC SURVEY**

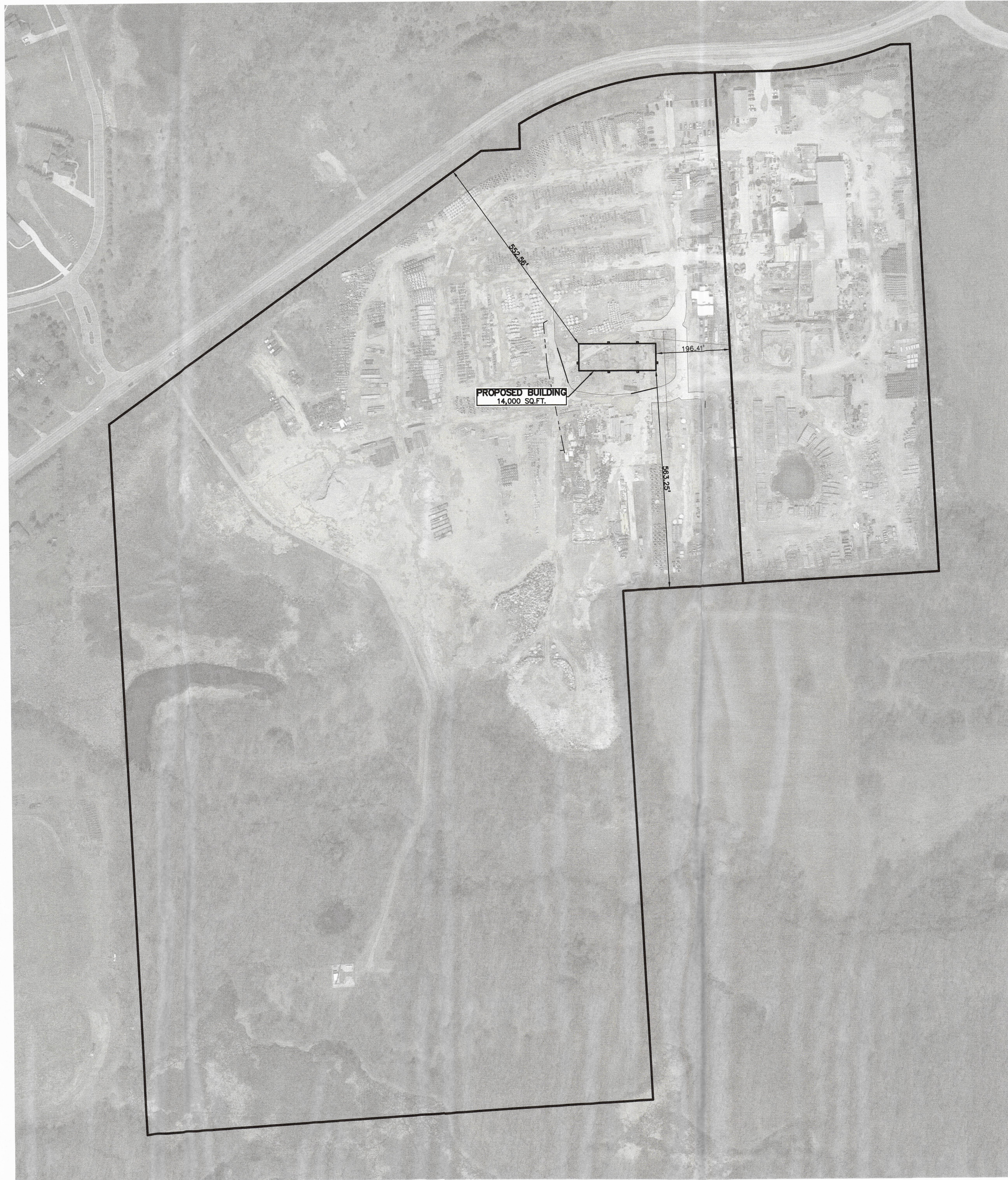
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| PEA JOB NO.     | 2020-0295 |
| P.M.            | JPB       |
| DN.             | BLA       |
| DES.            | JDS       |
| DRAWING NUMBER: |           |

**C-1.0**

RECEIVED  
 SEP 22 2020  
 COMMUNITY DEVELOPMENT DEPARTMENT

NOT FOR CONSTRUCTION





**LEGEND**

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| ● IRON FOUND     | ⊗ BRASS PLUG SET | ⊙ SEC. CORNER FOUND |
| ⊗ IRON SET       | ⊙ MONUMENT FOUND | ⊕ RECORDED          |
| ⊙ NAIL FOUND     | ⊗ MONUMENT SET   | ⊖ MEASURED          |
| ⊗ NAIL & CAP SET |                  | ⊘ CALCULATED        |

**EXISTING**

- OH-ELEC—W—ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV—ELEC. PHONE OR CABLE TV, CATV PEDESTAL
- UG-PHONE—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- ⊙ GAS MAIN VALVE & GAS LINE MARKER
- ⊙ WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- ⊙ SANITARY SEWER, CLEANOUT & MANHOLE
- ⊙ STORM SEWER, CLEANOUT & MANHOLE
- ⊙ COMBINED SEWER & MANHOLE
- ⊙ SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- ⊙ POST FOOTCOT VALVE
- ⊙ WATER VALVE, BACKFLOW PREVENTER VALVE BOX, SERVICE SHUTOFF
- ⊙ MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- ⊙ UNIDENTIFIED STRUCTURE
- ⊙ SPOT ELEVATION
- 670—CONTOUR LINE
- ⊙ FENCE
- ⊙ GUARD RAIL
- ⊙ STREET LIGHT
- ⊙ SIGN

**PROPOSED**

- ⊙ STD. HEAVY B.O.W. DUTY ONLY
- ⊙ STD. HEAVY DEEP DUTY DUTY STRENGTH

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|---------|-----------------|
| CONC.   | CONCRETE        |
| ASPH.   | ASPHALT         |
| GRAVEL  | GRAVEL SHOULDER |
| WETLAND | WETLAND         |

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MASON D. SUTTON  
 ENGINEER  
 49249

STATE OF MICHIGAN  
 PROFESSIONAL ENGINEER

NORTH

0 75 150 300  
 SCALE: 1" = 150'

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**LEGAL DESCRIPTION**  
 (PER OAKLAND COUNTY PROPERTY GATEWAY)

PARCEL ID 12-01-176-003  
 T3N. R8E. SEC 1 PART OF E 1/2 OF NW FRAC 1/4 LYING SLY OF RELOC WHITE LAKE RD EXC THAT PART IN PCL BEG AT PT DIST N 87-19-55 W 6.73 FT & N 88-34-10 W 195.68 FT FROM N 1/4 COR. TH S 03-22-50 W 238.05 FT. TH N 88-34-10 W 133.07 FT, TH N 03-22-50 E 238.05 FT, TH S 88-34-10 E 133.07 FT TO BEG. ALSO PART OF W 1/2 OF NE FRAC 1/4 BEG AT N 1/4 COR. TH S 87-59-00 E 306.43 FT, TH S 01-15-20 W 1586.22 FT, TH N 89-05-00 W 308.50 FT, TH N 01-20-34 E 1393.90 FT TO BEG

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CLIENT  
**SALZEIDER, INC.**  
 40900 WOODWARD AVE., SUITE 275  
 BLOOMFIELD HILLS, MI

PROJECT TITLE  
**MACK INDUSTRIES**  
 8275 WHITE LAKE ROAD  
 WHITE LAKE, MI

| REVISIONS |
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ORIGINAL ISSUE DATE:  
 SEPTEMBER 21, 2020

DRAWING TITLE  
**OVERALL SITE PLAN**

|                 |           |
|-----------------|-----------|
| PEA JOB NO.     | 2020-0295 |
| P.M.            | JPB       |
| DN.             | BLA       |
| DES.            | JDS       |
| DRAWING NUMBER: | C-2.0     |

RECEIVED  
 SEP 22 2020  
 COMMUNITY DEVELOPMENT DEPARTMENT

**NOT FOR CONSTRUCTION**





### LEGEND

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|------------------|------------------|---------------------|
| ● IRON FOUND     | ⊗ BRASS PLUG SET | ⊗ SEC. CORNER FOUND |
| ⊗ IRON SET       | ⊗ MONUMENT FOUND | ⊗ R RECORDED        |
| ⊗ NAIL FOUND     | ⊗ MONUMENT SET   | ⊗ M MEASURED        |
| ⊗ NAIL & CAP SET |                  | ⊗ C CALCULATED      |

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- ⊗ UG—ELEC—ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- ⊗ W—GAS— GAS MAN. VALVE & GAS LINE MARKER
- ⊗ W—WATER— WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- ⊗ W—SANITARY— SANITARY SEWER, CLEANOUT & MANHOLE
- ⊗ W—STORM— STORM SEWER, CLEANOUT & MANHOLE
- ⊗ W—COMBINED— COMBINED SEWER & MANHOLE
- ⊗ S—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- ⊗ P—POST— POST INDICATOR VALVE
- ⊗ W—WATER VALVE, BOWSPRINT VALVE BOX, SERVICE SHUTOFF
- ⊗ M—MULBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- ⊗ U—UNIDENTIFIED STRUCTURE

**PROPOSED**

- ⊗ SPOT ELEVATION
- ⊗ CONTOUR LINE
- ⊗ FENCE
- ⊗ GUARD RAIL
- ⊗ STREET LIGHT
- ⊗ SIGN
- ⊗ CONC. CONCRETE
- ⊗ ASPH. ASPHALT
- ⊗ GRAVEL GRAVEL SHOULDER
- ⊗ WETLAND WETLAND
- ⊗ STD. HEAVY DUTY DUTY ONLY
- ⊗ STD. HEAVY DEEP DUTY DUTY STRENGTH

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STATE OF MICHIGAN  
**JASON R. SUTTON**  
ENGINEER  
No. 49249  
PROFESSIONAL ENGINEER

**NORTH**

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SCALE: 1" = 20'

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**GENERAL NOTES:**  
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AS DIRECTED BY THE FIRE OFFICIAL.

**SITE DATA TABLE:**

SITE AREA: 77.58 ACRES (3,379,183 SQ.FT.) NET AND GROSS  
ZONING: LM, LIGHT MANUFACTURING  
PROPOSED USE: LIGHT MANUFACTURING

**BUILDING INFORMATION:**  
MAXIMUM ALLOWABLE BUILDING HEIGHT = 40 FEET (2 STORIES)  
PROPOSED BUILDING HEIGHT = 44 FEET (VARIANCE REQUESTED)  
BUILDING FOOTPRINT AREA = 14,000 SQ.FT.  
BUILDING LOT COVERAGE = 0.4% (14,000/3,379,385)

| SETBACK REQUIREMENTS: | REQUIRED: | PROPOSED: |
|-----------------------|-----------|-----------|
| FRONT:                | 70'       | 552.56'   |
| SIDE:                 | 50'       | 196.41'   |
| REAR:                 | 50'       | 563.25'   |

**PARKING CALCULATIONS:**  
NO ADDITIONAL PARKING IS PROPOSED AND NO ADDITIONAL EMPLOYEES ARE ANTICIPATED.

CLIENT  
**SALZEIDER, INC.**  
48900 WOODWARD AVE., SUITE 275  
BLOOMFIELD HILLS, MI

PROJECT TITLE  
**MACK INDUSTRIES**  
8275 WHITE LAKE ROAD  
WHITE LAKE, MI

**REVISIONS**

|  |  |  |
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ORIGINAL ISSUE DATE:  
SEPTEMBER 21, 2020

DRAWING TITLE  
**DIMENSION AND PAVING PLAN**

RECEIVED  
SEP 22 2020  
COMMUNITY DEVELOPMENT DEPARTMENT

PEA JOB NO. 2020-0295  
P.M. JPB  
DN. BLA  
DES. JDS



S:\PROJECTS\2020\0295\0295\_MACK\_INDUSTRIES-FP\MP\SITE PLANS\04-03GRADE-202006.dwg

**LEGAL DESCRIPTION**  
(PER OAKLAND COUNTY PROPERTY GATEWAY)  
PARCEL ID 12-01-176-003  
T3N, R8E, SEC 1 PART OF E 1/2 OF NW FRAC 1/4 LYING SLY OF RELOC WHITE LAKE RD EXC THAT PART IN PCL BEG AT PT DIST N 87-19-55 W 6.73 FT & N 88-34-10 W 195.86 FT FROM N 1/4 COR, TH S 03-22-50 W 238.05 FT, TH N 88-34-10 W 133.07 FT, TH N 03-22-50 E 238.05 FT, TH S 88-34-10 E 133.07 FT TO BEG, ALSO PART OF W 1/2 OF NE FRAC 1/4 BEG AT N 1/4 COR, TH S 87-39-00 E 306.43 FT, TH S 01-15-20 W 1386.22 FT, TH N 89-05-00 W 308.50 FT, TH N 01-20-34 E 1393.90 FT TO BEG

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0329F DATED SEPTEMBER 29, 2006.

**SYMBOLS: GRADING**  
PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES. [Symbol: 622.50]  
PROPOSED CONTOUR LINE: [Symbol: 922]  
ABBREVIATIONS:  
T/C = TOP OF CURB  
G = GUTTER GRADE  
T/P = TOP OF PAVEMENT  
T/S = TOP OF SIDEWALK  
T/W = TOP OF WALL  
B/W = BOTTOM OF WALL  
F.G. = FINISH GRADE  
RIM = RIM ELEVATION

**LEGEND**

|                  |                  |                     |
|------------------|------------------|---------------------|
| ● IRON FOUND     | ● BRASS PLUG SET | ● SEC. CORNER FOUND |
| ⊗ IRON SET       | ⊗ MONUMENT FOUND | ⊗ RECORDED          |
| ⊗ NAIL FOUND     | ⊗ MONUMENT SET   | ⊗ MEASURED          |
| ⊗ NAIL & CAP SET |                  | ⊗ CALCULATED        |

**EXISTING**

- OH-ELEC- WIRE: ELEC. PHONE OR CABLE TV CH. LINE, POLE & GUY WIRE
- UG-CATV-: UNDERGROUND CABLE TV, CATV FIBER/STAL
- UG-PHONE-: TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC-: ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- ⊗: GAS MAIN, VALVE & GAS LINE MARKER
- ⊗: WATER MAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- ⊗: SANITARY SEWER, CLEANOUT & MANHOLE
- ⊗: STORM SEWER, CLEANOUT & MANHOLE
- ⊗: COMBINED SEWER & MANHOLE
- ⊗: SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- ⊗: POST INDICATOR VALVE
- ⊗: WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- ⊗: MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- ⊗: UNIDENTIFIED STRUCTURE

**PROPOSED**

- ⊗: SPOT ELEVATION
- : CONTOUR LINE
- : FENCE
- : GUARD RAIL
- : STREET LIGHT
- : SIGN
- : CONCRETE
- : ASPHALT
- : GRAVEL SHOULDER
- : WETLAND

**STANDARD SYMBOLS:**

- STD HEAVY DUTY ONLY
- STD HEAVY DEEP DUTY ONLY
- STD HEAVY DEEP DUTY STRENGTH

**PEA GROUP**  
TROY ■ WASHINGTON TWP  
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www.peagroup.com

**JASON D. SUTTON**  
REGISTERED PROFESSIONAL ENGINEER  
No. 49249

**NORTH**

0 10 20 40  
SCALE: 1" = 20'

**EXISTING DRAINAGE:**

|                   |              |     |      |
|-------------------|--------------|-----|------|
| CONCRETE AREA =   | 3216 SF      | C = | 0.9  |
| GRAVEL AREA =     | 10784 SF     | C = | 0.5  |
| BUILDING AREA =   | 0 SF         | C = | 0.9  |
| TOTAL =           | 14000 SF     | C = | 0.59 |
| RUNOFF (100 YEAR) | Q = 1.16 CFS |     |      |

**EXISTING DETENTION ANALYSIS (100 YEAR):**

|   |                          |
|---|--------------------------|
| Qo = ((Qa)(A)(Cr):                        | 1.16 cfs/acre impervious |
| T = -25 + ((10312.5/Qo)) <sup>0.5</sup> : | 69.19 minutes            |
| Vs = (16500(T)(T+25)) - 40Qo(T):          | 4,496 cf/acre impervious |
| Vt = (Vs)(A)(Cr):                         | 855 CF                   |

**PROPOSED DRAINAGE:**

|                   |              |     |      |
|-------------------|--------------|-----|------|
| CONCRETE AREA =   | 0 SF         | C = | 0.9  |
| GRAVEL AREA =     | 0 SF         | C = | 0.5  |
| BUILDING AREA =   | 14000 SF     | C = | 0.9  |
| TOTAL =           | 14000 SF     | C = | 0.90 |
| RUNOFF (100 YEAR) | Q = 1.77 CFS |     |      |

**PROPOSED DETENTION ANALYSIS (100 YEAR):**

|   |                          |
|---|--------------------------|
| Qo = ((Qa)(A)(Cr):                        | 1.77 cfs/acre impervious |
| T = -25 + ((10312.5/Qo)) <sup>0.5</sup> : | 51.39 minutes            |
| Vs = (16500(T)(T+25)) - 40Qo(T):          | 3,431 cf/acre impervious |
| Vt = (Vs)(A)(Cr):                         | 992 CF                   |

REQUIRED VOLUME = 137 CF

**VOLUME PROVIDED:**

|              |           |
|--------------|-----------|
| LENGTH =     | 200 FT    |
| WIDTH =      | 1.67 FT   |
| DEPTH =      | 4.12 FT   |
| STONE VOID = | 30 %      |
| VOLUME =     | 412.82 CF |

**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT  
**SALZEIDER, INC.**  
40900 WOODWARD AVE., SUITE 275  
BLOOMFIELD HILLS, MI

PROJECT TITLE  
**MACK INDUSTRIES**  
8275 WHITE LAKE ROAD  
WHITE LAKE, MI

REVISIONS

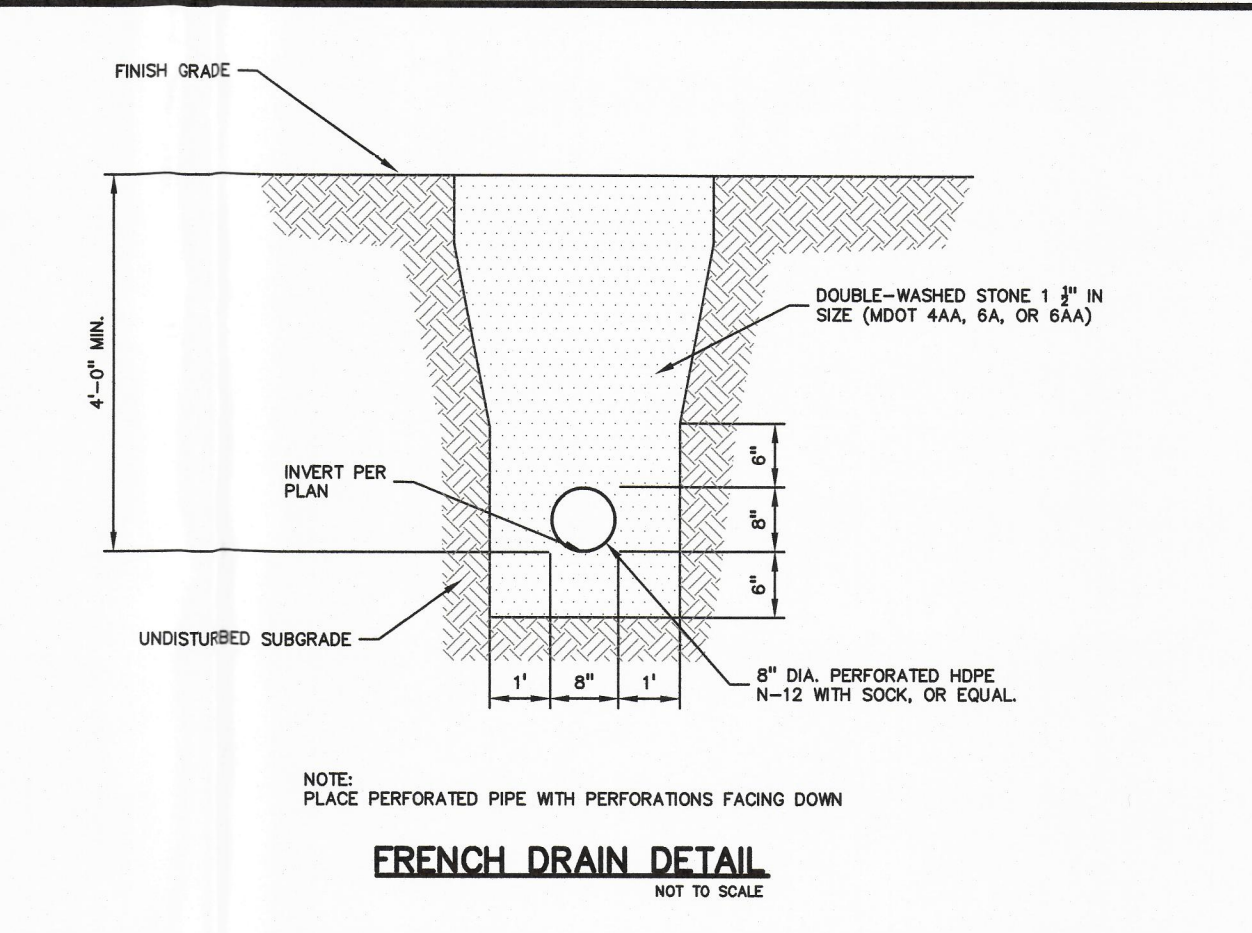
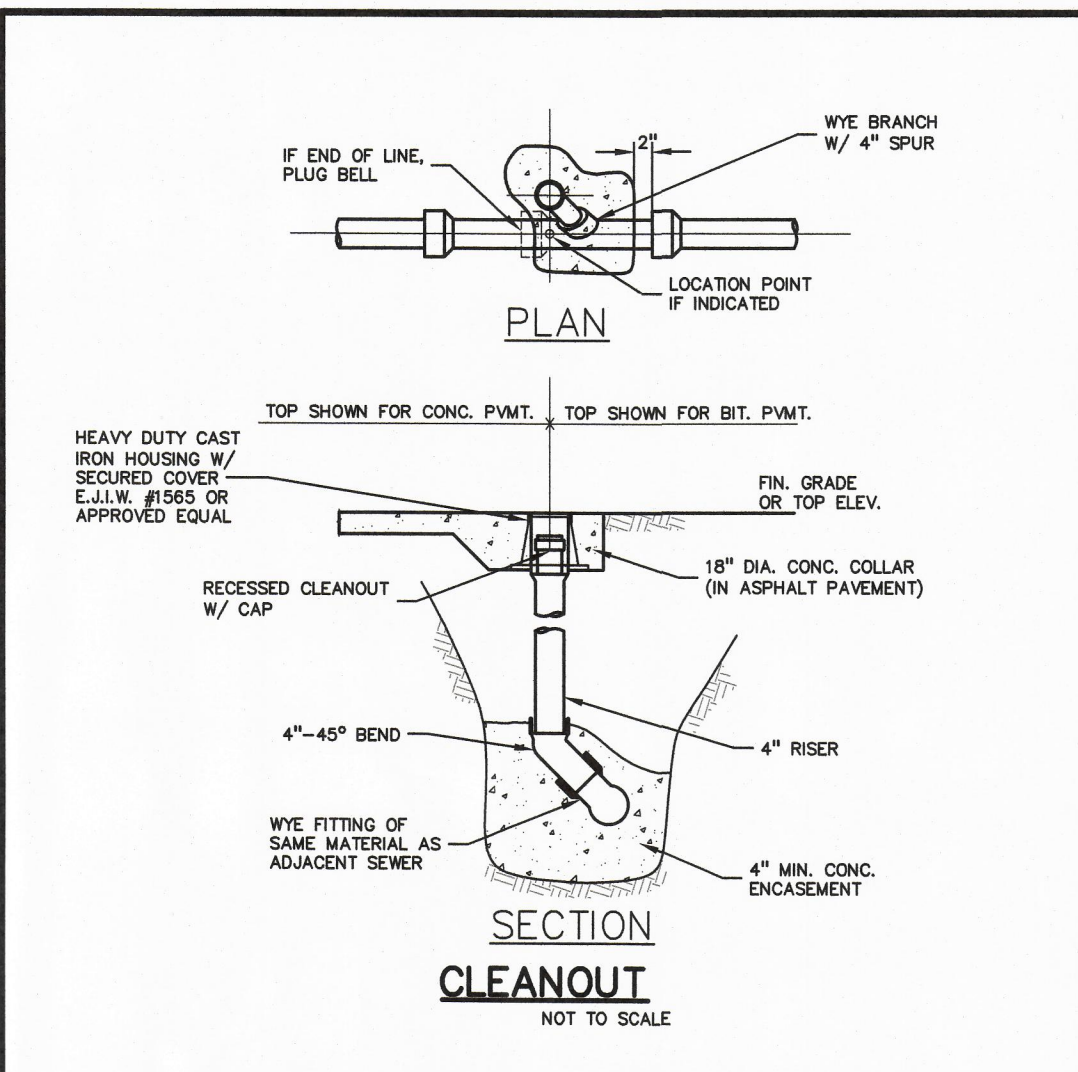
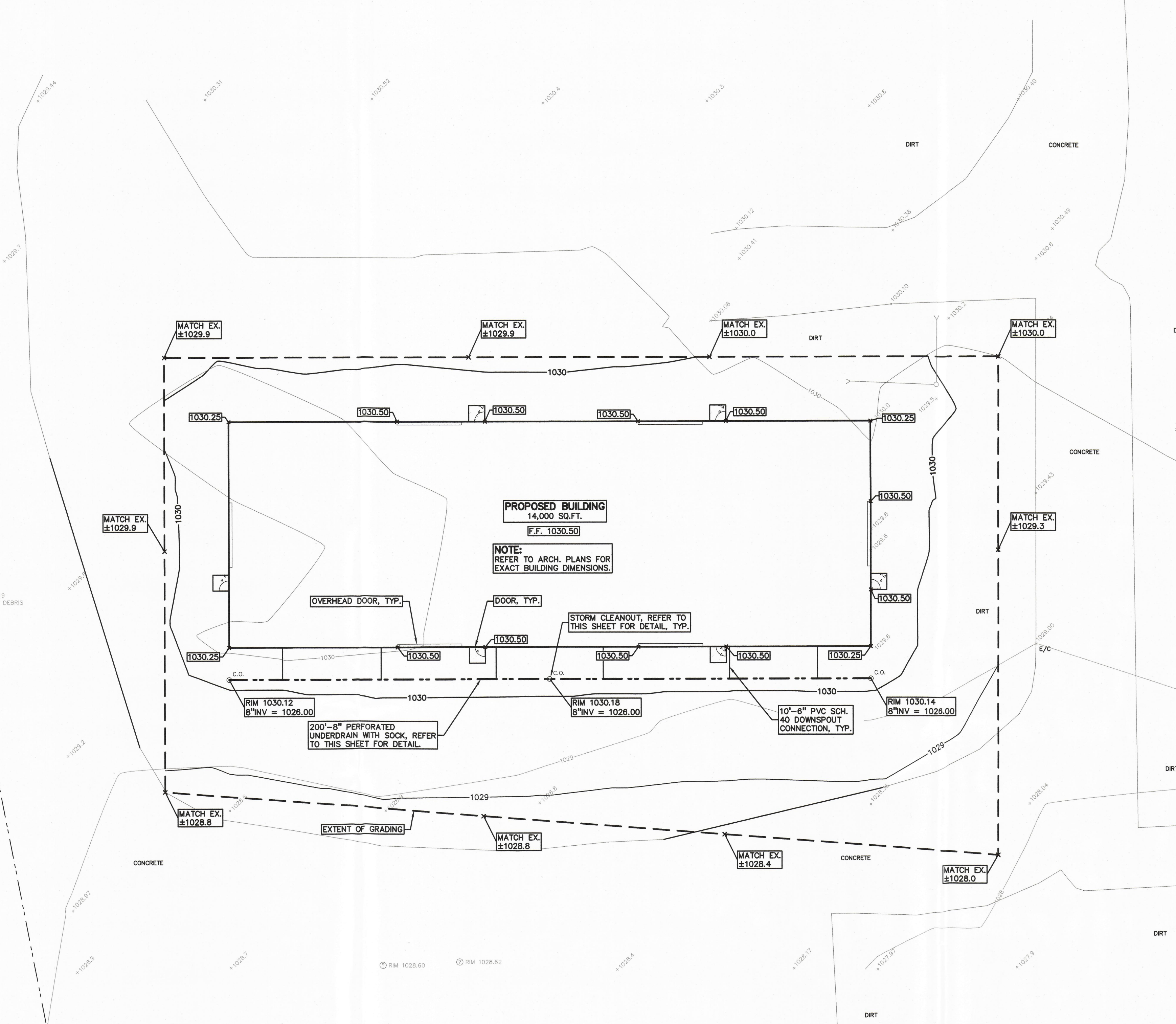
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ORIGINAL ISSUE DATE:  
SEPTEMBER 21, 2020

DRAWING TITLE  
**GRADING AND UTILITY PLAN**

|                 |           |
|-----------------|-----------|
| PEA JOB NO.     | 2020-0295 |
| P.M.            | JPB       |
| DN.             | BLA       |
| DES.            | JDS       |
| DRAWING NUMBER: |           |

**C-4.0**

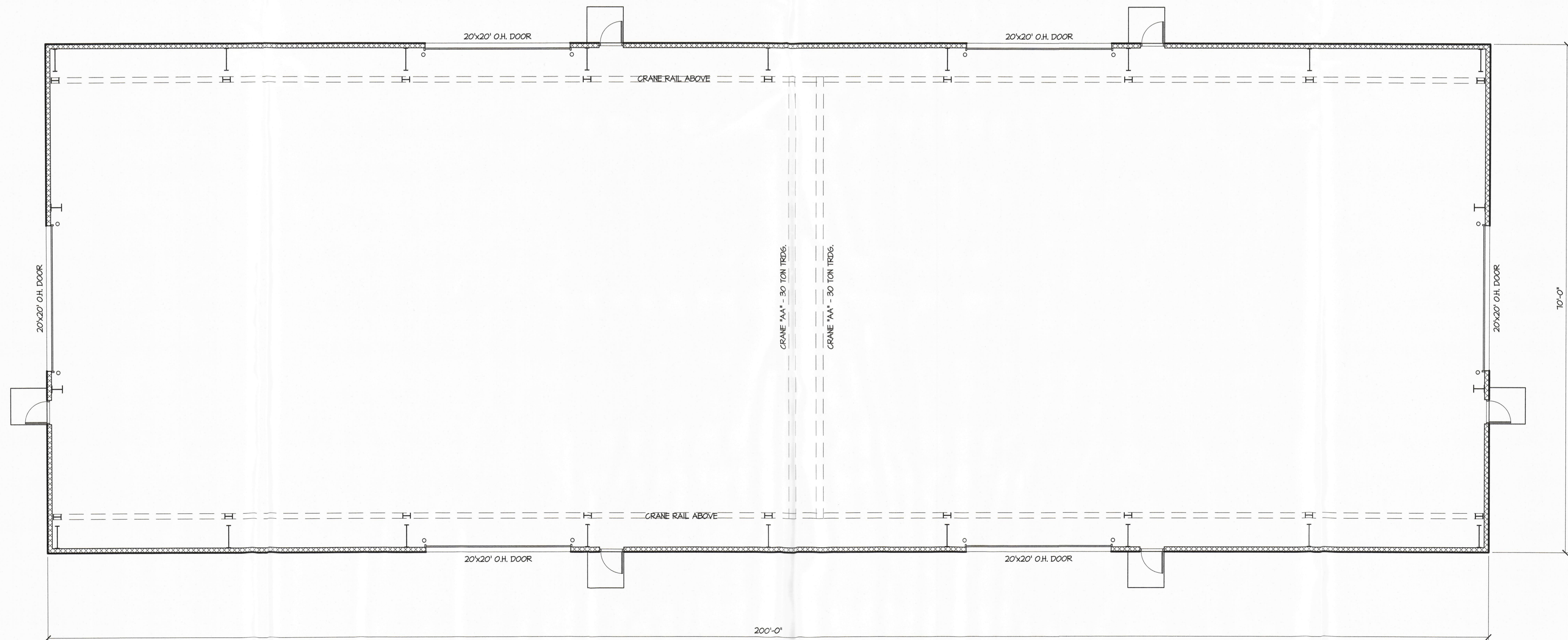


**NOT FOR CONSTRUCTION**



**2015 MICHIGAN BUILDING CODE REVIEW**

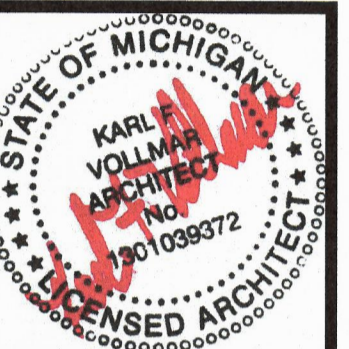
|  |  |
|--|--|
| <p><b>CHAPTER 1 - ADMINISTRATION:</b></p> <p>107.3.4 - DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: KARL F. VOLLMAR<br/>MICHIGAN LICENSE # 1301034372, EXPIRES 10-31-2020</p> <p>107.3.4.1 - DEFERRED SUBMITTALS:<br/>PRE-ENGINEERED METAL BUILDING (PEMB) SHOP DRAWINGS</p>   | <p><b>CHAPTER 9 - FIRE SUPPRESSION:</b></p> <p>THE BUILDING IS NOT REQUIRED TO BE FIRE SUPPRESSED PER 903.2 FOR USE GROUP (F-2)</p> <p>TABLE 906.3(1) - FIRE EXTINGUISHERS FOR CLASS 'A' FIRE HAZARDS (MODERATE HAZARD):</p> <ul style="list-style-type: none"> <li>- MINIMUM RATED SINGLE EXTINGUISHER = 2-A</li> <li>- MAXIMUM FLOOR AREA PER EXTINGUISHER = 11,250 S.F.</li> <li>- MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75 FT.</li> </ul> <p>A FIRE ALARM SYSTEM IS NOT REQUIRED FOR USE GROUP (F-2) PER 907.2.4</p>   |
| <p><b>CHAPTER 3 - OCCUPANCY:</b></p> <p>USE GROUP = CONCRETE FABRICATION = F-2 (306.3) LOW HAZARD FACTORY INDUSTRIAL<br/>NOTE: THE CLOSEST INDUSTRIAL PROCESS LISTED IS "BRICK AND MASONRY"<br/>NOTE: THE CONCRETE IS MIXED IN ANOTHER BUILDING.</p>   | <p><b>CHAPTER 10 - MEANS OF EGRESS:</b></p> <p><b>OCCUPANT LOAD CRITERIA (TABLE 1004.1.2):</b><br/>INDUSTRIAL AREAS = 1 OCC. PER 100 GSF MAX.<br/>13,659/100 = 137 OCCUPANTS</p> <p><b>EGRESS WIDTH REQUIRED:</b><br/>1005.3.2 - EGRESS COMPONENTS = 2" PER OCC.<br/>REQUIRED WIDTH = 0.2 X 137 = 28" MIN.<br/>PROVIDED WIDTH = (6) DOORS @ 32" CLEAR = 192" (COMPLIES)</p> <p><b>NUMBER OF EXITS (1006.2.1):</b><br/>REQUIRED = 2<br/>PROVIDED = 2 (COMPLIES)</p> <p><b>DOOR SWING (1010.1.1):</b><br/>DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS</p> |
| <p><b>CHAPTER 5 - GENERAL BUILDING LIMITATIONS:</b></p> <p>CRITERIA = USE GROUP (F-2), CONSTRUCTION TYPE 2B, AND NON-SPRINKLED.</p> <p>ALLOWABLE HEIGHT = 55' MAX. (TABLE 504.3)<br/>ALLOWABLE STORIES = 3 MAX. (TABLE 504.4)<br/>PROPOSED HEIGHT = 44' / 1 STORY (COMPLIES)</p> <p>ALLOWABLE AREA FACTOR = N5 (TABLE 506.2)<br/>ALLOWABLE AREA = 23,000 GSF<br/>PROPOSED AREA = 13,659 GSF (COMPLIES)</p> | <p><b>CHAPTER 6 - TYPES OF CONSTRUCTION:</b></p> <p>TYPE 2B = NON-COMBUSTIBLE UNPROTECTED (602.2)<br/>FIRE-RATED ASSEMBLIES PER TABLE 601 = 0-HOUR<br/>FIRE-RATED EXTERIOR WALLS PER TABLE 602 = 0-HOUR</p>  |
| <p><b>CHAPTER 8 - INTERIOR FINISHES:</b></p> <p>WALL AND CEILING FINISHES - (TABLE 803.11):<br/>ALL ROOMS AND ENCLOSED SPACES = CLASS 'C' = FLAME SPREAD = 76-200<br/>ALL FINISHES SMOKE DEVELOPED = 0-450<br/>FLOOR FINISHES (SECT. 804.4.2):<br/>ALL AREAS = DOC FF-1 "PILL TEST" (PER CPSC 16 CFR)</p>  | <p><b>PLUMBING CODE NOTES:</b></p> <p>PLUMBING FIXTURES ARE PROVIDED IN ANOTHER BUILDING WITHIN 500 FT. PER MPC 403.3.3.</p>   |



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
13,659 GSF (PER THE BLDG. CODE)  
14,000 GSF (PER THE ZONING ORDINANCE)



**PUCCI + VOLLMAR ARCHITECTS, PC**  
ARCHITECTURE + DESIGN + PLANNING  
508 E. GRAND RIVER AVE., SUITE 100B, BRIGHTON, MI 48116-1566  
PHONE (810) 225-2930  
www.pv-architects.com



FOR:  
**SALZEIDER**  
DESIGN + CONSTRUCT

PROJECT: **MACK INDUSTRIES**  
8275 WHITE LAKE ROAD  
WHITE LAKE TOWNSHIP, MICHIGAN

SHEET TITLE:  
**FLOOR PLAN AND CODE REVIEW**

|           |                                |            |
|-----------|--------------------------------|------------|
| 4-17-2020 | REVISED PER C.M.               | ISSUED FOR |
| 8-10-2020 | C.M. AND OWNER REVIEW          |            |
| 9-3-2020  | REVISED PER TOWNSHIP REVIEW    |            |
| 8-28-2020 | ADDED EXTERIOR LIGHTING        |            |
| 8-26-2020 | REVISED PER OWNER REVIEW       |            |
| 8-20-2020 | REVISED PER CIVIL COORDINATION |            |
| 8-12-2020 | REVISED PER OWNER REVIEW       |            |
| 8-11-2020 | OWNER REVIEW                   |            |
|           | DATE                           |            |

DO NOT SCALE THIS PRINT,  
USE DIMENSIONS SHOWN ONLY.

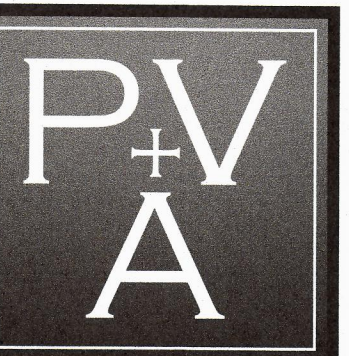
DRAWN BY: KV  
APPROVED BY: KV

PROJECT: 2024

SHEET:  
**A1**

RECEIVED  
SEP 2 2 2020  
COMMUNITY DEVELOPMENT DEPARTMENT





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 PHONE (810) 225-2930  
 www.pv-a.com



FOR: **SALZEIDER**  
 DESIGN - CONSTRUCT

PROJECT: **MACK INDUSTRIES**  
 SHEET TITLE: **EXTERIOR ELEVATIONS**  
 8275 WHITE LAKE ROAD  
 WHITE LAKE TOWNSHIP, MICHIGAN

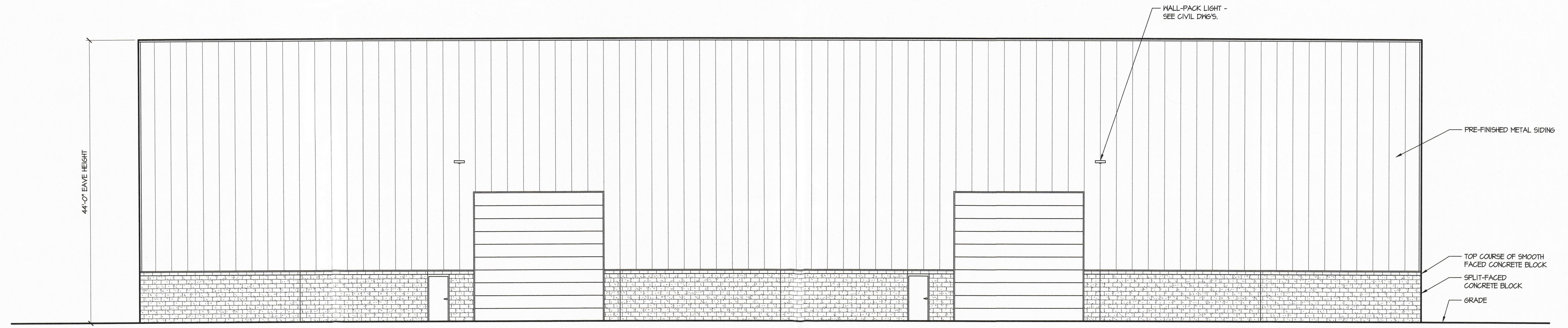
|           |                                |            |
|-----------|--------------------------------|------------|
| 4-17-2020 | REVISED PER C.A.               | DATE       |
| 4-10-2020 | C.A. AND OWNER REVIEW          | ISSUED FOR |
| 4-5-2020  | REVISED PER TOWNSHIP REVIEW    |            |
| 3-28-2020 | ADDED EXTERIOR LIGHTING        |            |
| 3-26-2020 | REVISED PER OWNER REVIEW       |            |
| 3-20-2020 | REVISED PER CIVIL COORDINATION |            |
| 3-12-2020 | REVISED PER OWNER REVIEW       |            |
| 3-11-2020 | OWNER REVIEW                   |            |

DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY

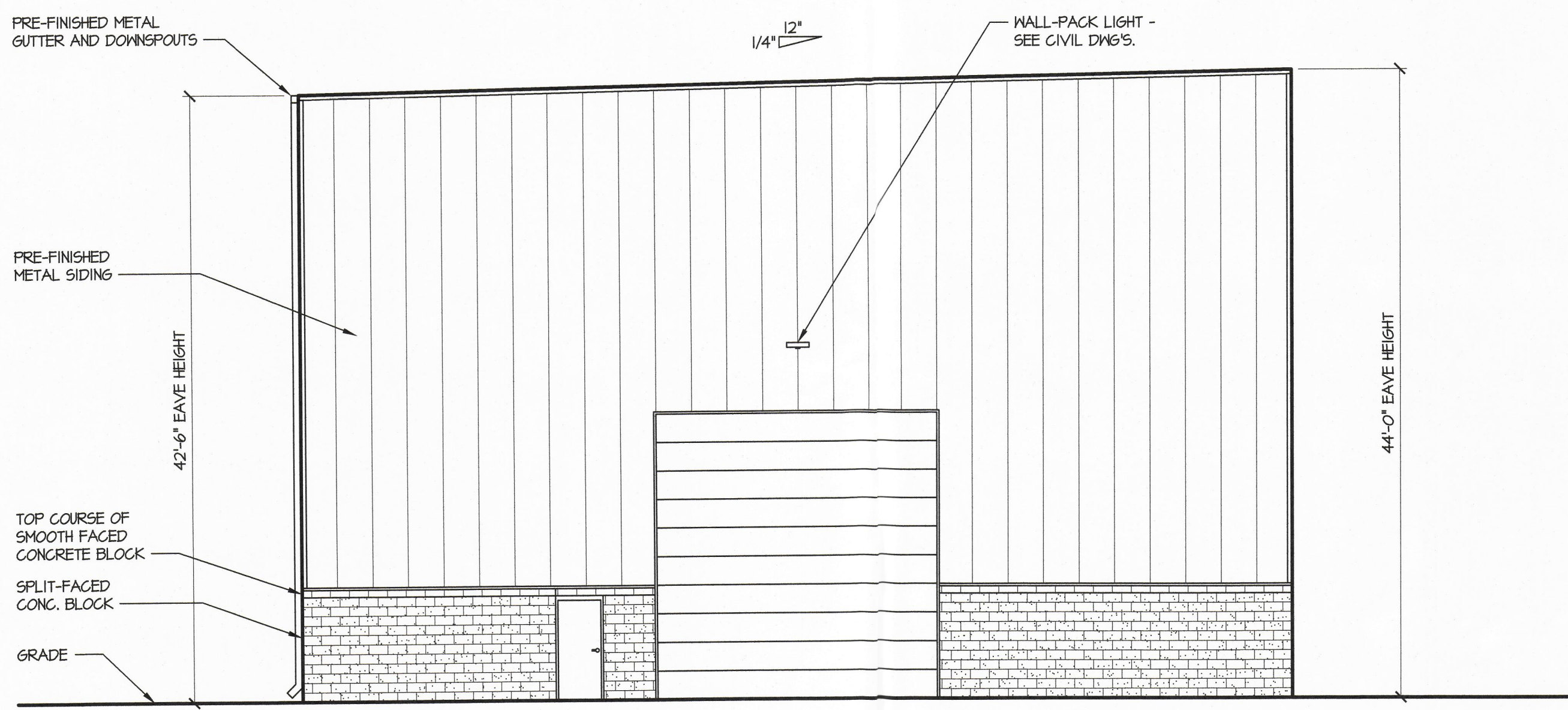
DRAWN BY: KV  
 APPROVED BY: KV

PROJECT: 2024

SHEET: **A2**



**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



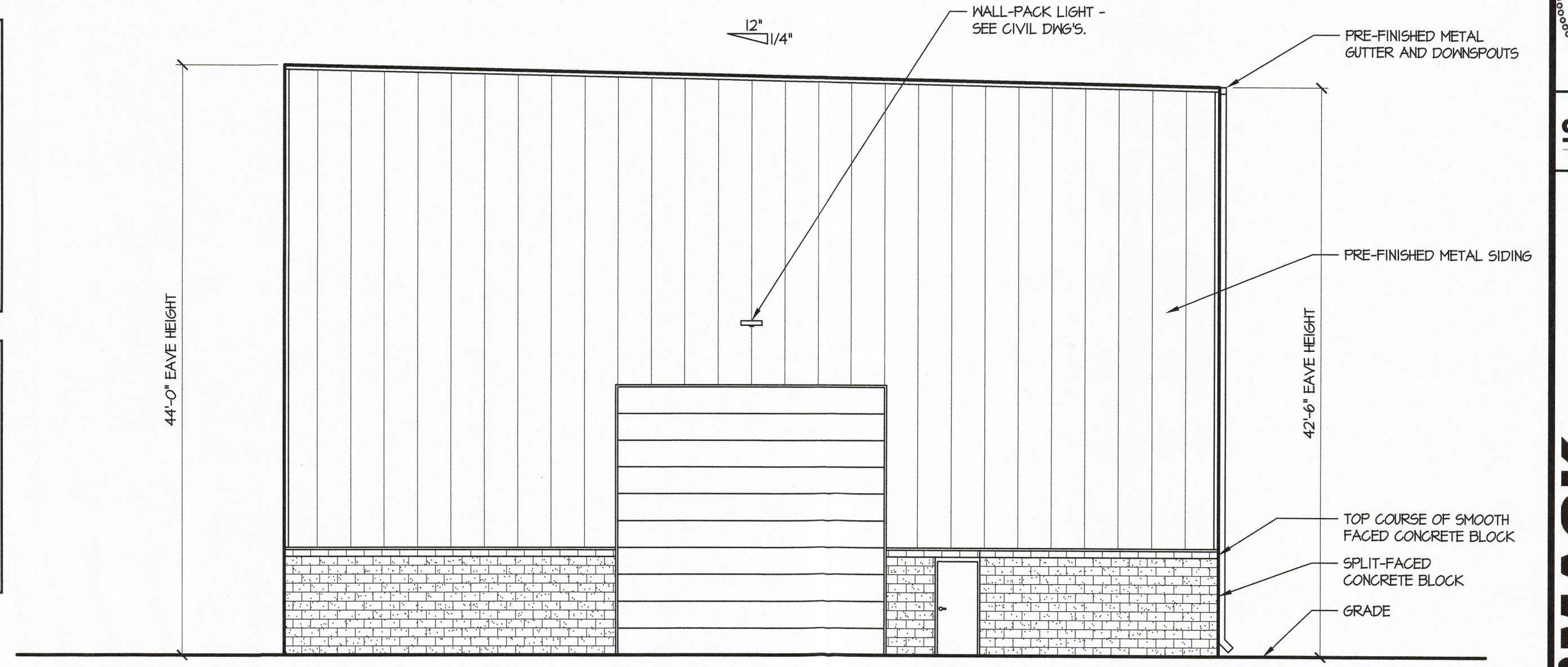
**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

**TOWNSHIP REGULATIONS:**  
 ZONED: LM - LIGHT MANUFACTURING (SECTION 31.20)  
 ALLOWABLE HEIGHT = 40 FT. / 2 STORIES  
 PROPOSED HEIGHT = 1 STORY  
 HIGH POINT = 44'-0"  
 LOW POINT = 42'-6"  
 AVERAGE HEIGHT = 43'-3"  
 DOES NOT COMPLY - VARIANCE REQUESTED

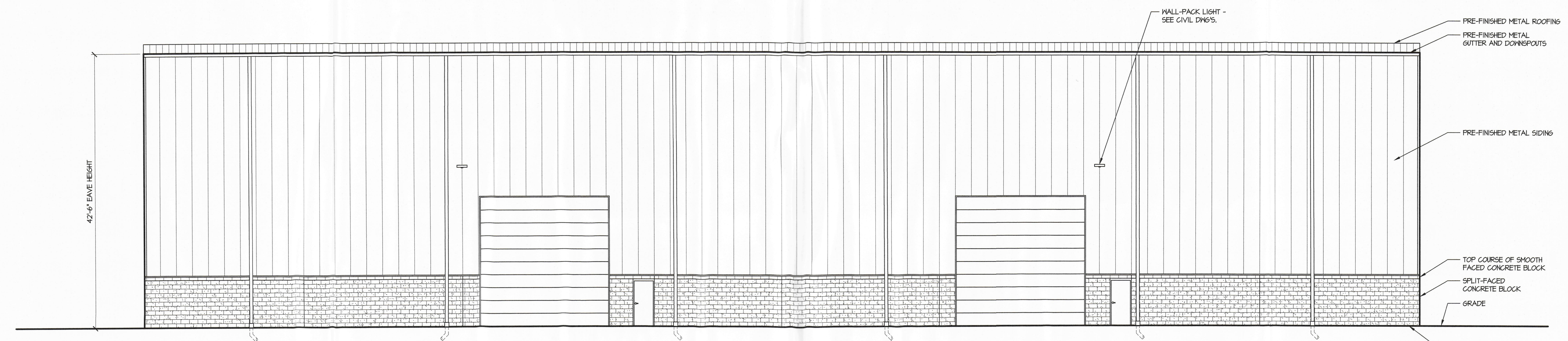
**NOTES:**  
 1) THERE IS NO ROOF TOP MECHANICAL EQUIPMENT.  
 2) NOTE, ALL MALL-PACK LIGHTING IS MOUNTED AT 25'-0" A.F.F. AND IS DIRECTED DOWNWARD.

**MATERIALS:**

- METAL PANELS = NUCOR, COLOR: DESERT SAND.
- CONCRETE BLOCK = NATIONAL BLOCK INTEGRALLY COLORED: KHAKI
- MAN DOORS = PAINTED TO MATCH CONG. BLOCK COLOR.
- OVERHEAD DOORS, METAL TRIM, GUTTERS, AND DOWNSPOUTS = COLOR TO MATCH NUCOR SIDING.
- PREFINISHED METAL ROOFING COLOR = GALVALUME



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

TIE DOWNSPOUTS IN W6 - COORD. IN CIVIL DWG'S.

RECEIVED  
 SEP 22 2020  
 COMMUNITY DEVELOPMENT DEPARTMENT



Rik Kowall, Supervisor  
Terry Lilley, Clerk  
Mike Roman, Treasurer



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

## WHITE LAKE TOWNSHIP

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

September 23, 2020

Howard Mack  
Mack Industries  
8265 White Lake Rd  
White Lake, MI 48386

RE: Proposed Building

Based on the submitted plans, the proposed structure would not satisfy the White Lake Township Clear Zoning Ordinance for building height.

**Article 3.1.20E of the White Lake Township Clear Zoning Ordinance states:** Allows a maximum building height of 40 ft.

The proposed structure will have a building height of 43'-3".

A variance is required to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Spencer', is written over a horizontal line.

Nick Spencer, Building Official  
White Lake Township

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** October 22, 2020

---

**Agenda item:** 6b

**Appeal Date:** October 22, 2020

**Applicant:** Brett Petrice

**Address:** 4250 Oakguard Court  
White Lake, MI 48383

**Zoning:** R1-D Single Family Residential

**Location:** 4259 Oakguard Court  
White Lake, MI 48383



## **Property Description**

The approximately 0.135-acre (5,880.6 square feet) parcel identified as 4259 Oakguard Court is the northerly 40.64 feet of Lot 96 of the White Lake Grove subdivision and zoned R1-D (Single Family Residential). The existing house on the property (approximately 825 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

## **Applicant's Proposal**

Brett Petrice, the applicant, on behalf of property owner Jon M. Savitsky, is proposing to construct a covered porch on the front of the house.

## **Planner's Report**

Currently the existing house is nonconforming to setbacks; the structure is located 2.1 feet from the south side property line, 7 feet from the north side property line, and 28 feet from the front property line. A minimum 10-foot side yard setback and 30-foot front yard setback is required in the R1-D zoning district. The parcel is also nonconforming due to a 6,119.4 square foot deficiency in lot area and a 39.36-foot deficiency in lot width. In the R1-D zoning district the minimum lot size requirement is 12,000 square feet and the minimum lot width requirement is 80 feet.

A covered or enclosed porch is considered part of the principal structure and therefore subject to the same setbacks as the house. The proposed covered porch would be 8' by 12'-6" (100 square feet) in size and added on to the front of the house. The porch would be located 21 feet from the front property line. A variance of nine feet is requested to encroach into the front yard setback.

The requested variances are listed in the following table.

| <b>Variance #</b> | <b>Ordinance Section</b> | <b>Subject</b>     | <b>Standard</b> | <b>Requested Variance</b> | <b>Result</b>   |
|-------------------|--------------------------|--------------------|-----------------|---------------------------|-----------------|
| 1                 | Article 3.1.6.E          | Front yard setback | 30 feet         | 9 feet                    | 21 feet         |
| 2                 | Article 3.1.6.E          | Minimum lot size   | 12,000 sq. ft.  | 6,119.4 sq. ft.           | 5,880.6 sq. ft. |
| 3                 | Article 3.1.6.E          | Minimum lot width  | 80 feet         | 39.36 feet                | 40.64 feet      |

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

**Approval:** I move to approve the variance requested by Brett Petrice from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-07-176-016, identified as 4259 Oakguard Court in order to construct a covered porch that would encroach nine feet into the required front yard setback. A 39.36-foot variance from the required lot width and 6,119.4 square foot variance from the required lot size are also granted from Article 3.1.6.E. This approval will have the following condition:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.

**Denial:** I move to deny the variances requested by Brett Petrice for Parcel Number 12-07-176-016, identified as 4259 Oakguard Court, due to the following reason(s):

**Table:** I move to table the variance requests of Brett Petrice for Parcel Number 12-07-176-016, identified as 4259 Oakguard Court, to consider comments stated during this public hearing.

## **Attachments:**

1. Variance application dated September 24, 2020.
2. Mortgage survey.
3. Floor plan.
4. Letter of denial from the Building Department dated September 23, 2020.

### 7.37 STANDARDS

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

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

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

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

CHARTER TOWNSHIP OF WHITE LAKE  
Zoning Board of Appeals  
APPLICATION

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

APPLICANT'S NAME: BRETT PETRICE PHONE: 248-702-5714

ADDRESS: 4250 OAKGUARD CT. WHITE LK, MI 48383

APPLICANT'S EMAIL ADDRESS: BRETPETRIE@YMAIL.COM

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 4259 OAKGUARD CT. PARCEL # 12-07-176-016

CURRENT ZONING: R1D PARCEL SIZE: 6000 SQ FT

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: \_\_\_\_\_

30' FRONT SETBACK. WOULD BE ENCROACHING FEET.

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)

HOMEOWNER WOULD LIKE TO HAVE A FRONT

PORCH ON HIS HOME. THE PORCH WILL MAKE CURB

SIDE VIEW MORE PLEASING TO THE EYE.

APPLICATION FEE: \_\_\_\_\_ (CALCULATED BY THE PLANNING DEPARTMENT)

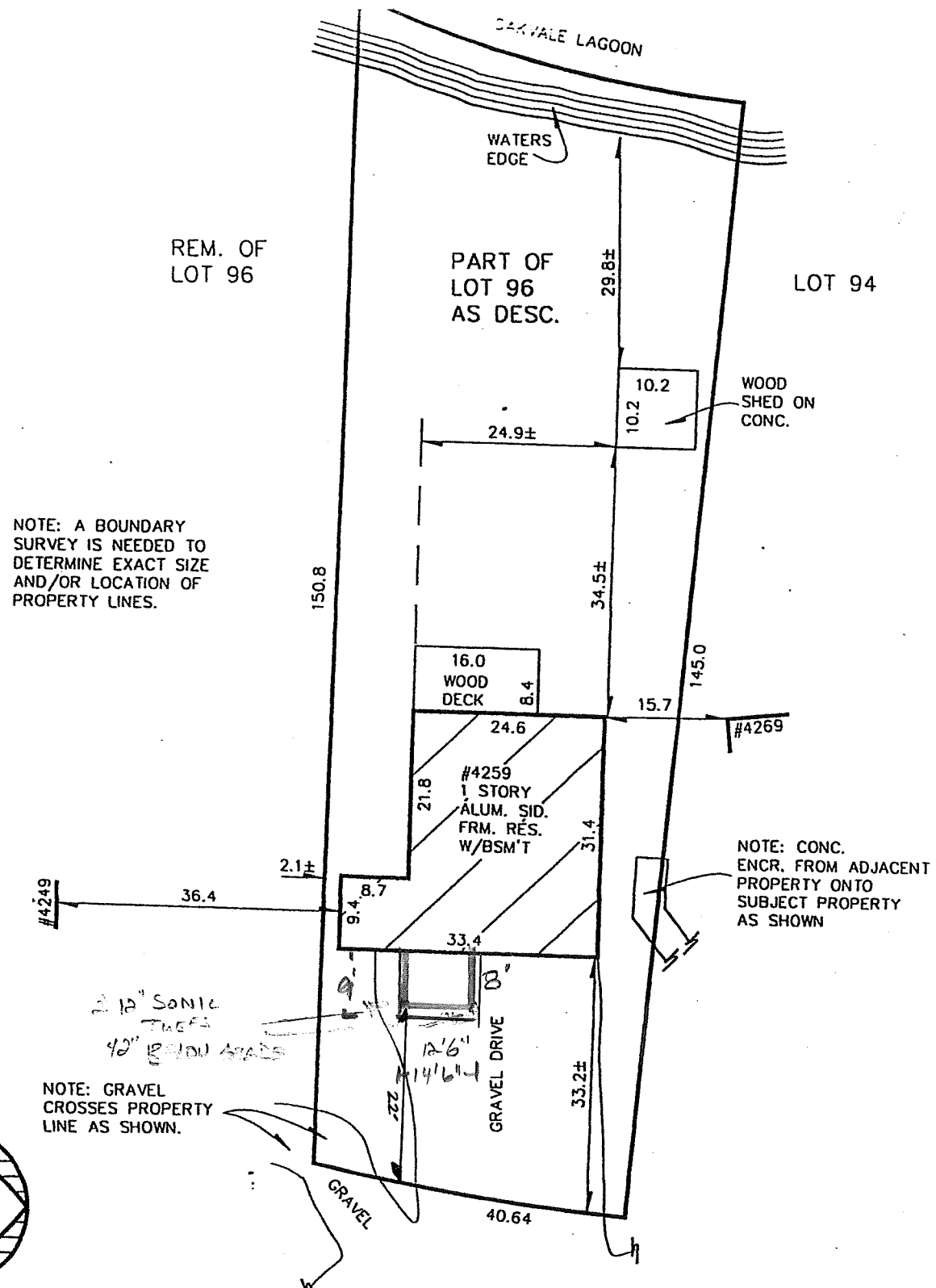
APPLICANT'S SIGNATURE: 

DATE: 9-24-00

# MORTGAGE SURVEY

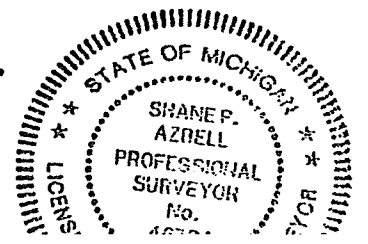
**Property Description:**

The Northerly 40.64 feet of Lot 96; WHITE LAKE GROVE SUBN., of part of the N.W. 1/4 of Sec. 7, T.3 N., R.8 E., White Lake Township, Oakland County, Michigan, as recorded in Liber 47 of Plots, Page 41 of Oakland County Records.

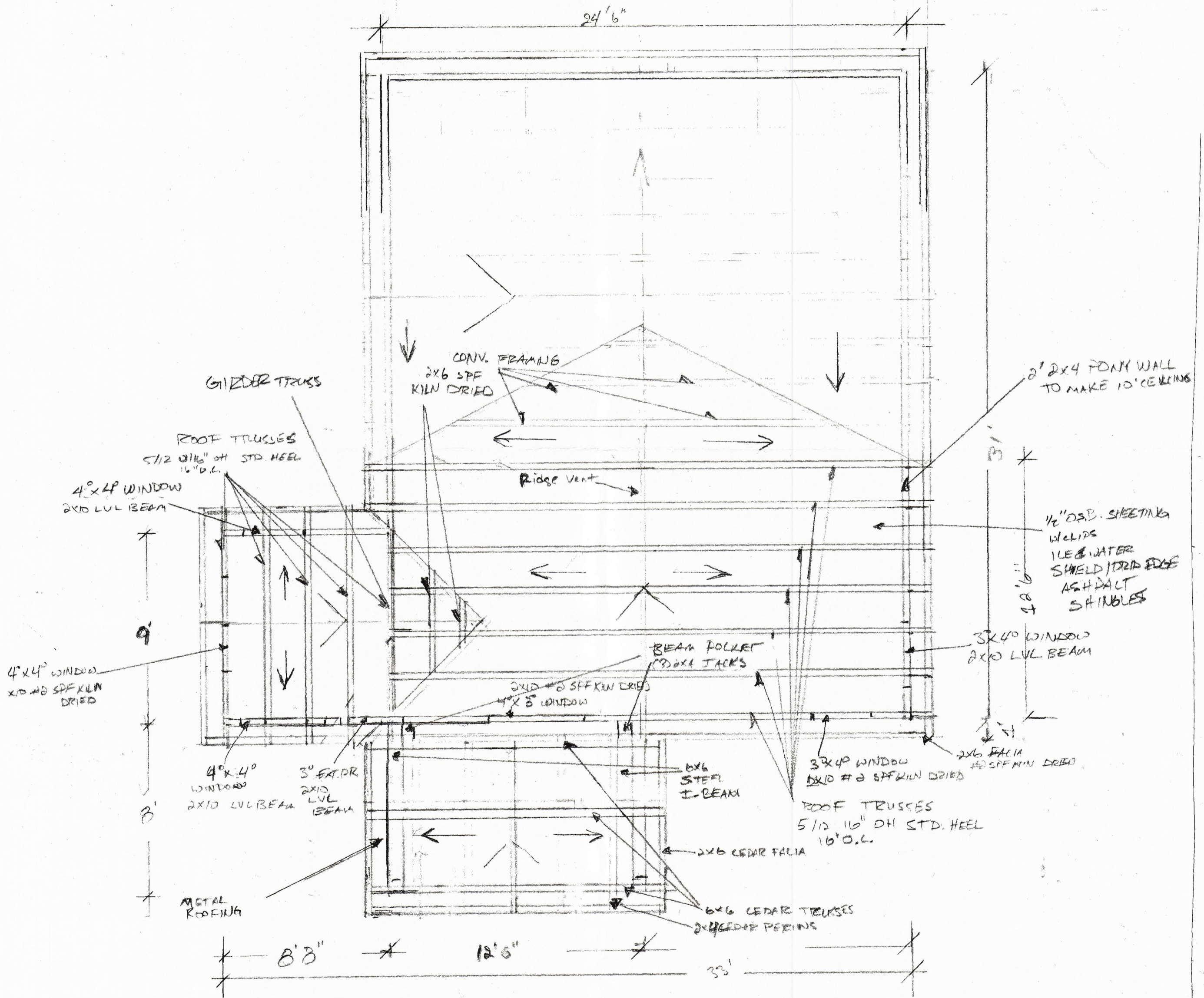


OAKGUARD DR.

**CERTIFICATE:** We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor







JON SAVITSKY RESIDENCE FLOOR PLAN

4059 DAKQUARD CT. WHITE LAKE MI 48383

SCALE 1" = 1/4"

DRAWN BY BRETT PETRICK

Rik Kowall, Supervisor  
Terry Lilley, Clerk  
Mike Roman, Treasurer



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

## WHITE LAKE TOWNSHIP

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

September 23, 2020

Jon Savitsky  
4259 Oakguard Dr  
White Lake, MI 48383

RE: 4259 Oakguard Rd, Proposed Addition

The current structure and lot are non-conforming. The applicant is proposing an addition of a covered front porch. The proposed addition would maintain the required 10 ft. side yard setback, however the front yard setback would be 22 ft.

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance for R1-D requires:** Minimum front yard setback of 30 feet

A variance is required to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nick Spencer', written over a horizontal line.

Nick Spencer, Building Official  
White Lake Township



**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** October 22, 2020

---

**Agenda item:** 6c

**Appeal Date:** October 22, 2020

**Applicant:** M.J. Whelan Construction

**Address:** 620 N. Milford Road  
Milford, MI 48381

**Zoning:** R1-D Single Family Residential

**Location:** 10199 Lakeside Drive  
White Lake, MI 48386



## **Property Description**

The approximately 0.223-acre (9,713.88 square feet) parcel identified as 10199 Lakeside Drive is located on Oxbow Lake and zoned R1-D (Single Family Residential). The existing house on the property (approximately 1,830 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

## **Applicant's Proposal**

M.J. Whelan Construction, the applicant, on behalf of property owner Laura Dobbs, is proposing to construct an addition to the first and second stories of the house. The applicant indicated the project includes remodeling both stories the existing house.

## **Planner's Report**

Currently the existing house is nonconforming to setbacks; the structure is located 4.1 feet from the east side property line, 4.2 feet from the west side property line, and 6.7 feet from the front property line. A minimum 10-foot side yard setback and 30-foot front yard setback is required in the R1-D zoning district. The parcel is also nonconforming due to a 2,286.12 square foot deficiency in lot area and a 21.93-foot deficiency in lot width. In the R1-D zoning district the minimum lot size requirement is 12,000 square feet and the minimum lot width requirement is 80 feet.

The proposed first floor addition is 48 square feet in size and located 9.5 feet from the east side lot line. Currently the second story is 705 square feet in size and the proposed addition on that level is 805 square feet in size. The second story addition at the front of the house would be located five feet from the east side property line and 6.7 feet from the front property line. At the rear of the house the wall of the proposed second story is five feet from the west side lot line; however, the proposed roof overhang is within five feet of the side lot line. Article 5, Section 3 of the zoning ordinance prohibits roofs, gutters, windows, and open balconies from projecting closer than five feet to a lot line. Article 7, Section 27.vii of the zoning ordinance prohibits the Zoning Board of Appeals from granting a variance of less than five feet from a side lot line for safety reasons.

The requested variances are listed in the following table.

| <b>Variance #</b> | <b>Ordinance Section</b> | <b>Subject</b>     | <b>Standard</b> | <b>Requested Variance</b> | <b>Result</b>             |
|-------------------|--------------------------|--------------------|-----------------|---------------------------|---------------------------|
| 1                 | Article 3.1.6.E          | Front yard setback | 30 feet         | 23.3 feet                 | 6.7 feet                  |
| 2                 | Article 3.1.6.E          | Side yard setback  | 10 feet         | 5 feet<br>(east and west) | 5 feet<br>(east and west) |
| 3                 | Article 3.1.6.E          | Minimum lot size   | 12,000 sq. ft.  | 2,286.12 sq. ft.          | 9,713.88 sq. ft.          |
| 4                 | Article 3.1.6.E          | Minimum lot width  | 80 feet         | 21.93 feet                | 58.07 feet                |

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

**Approval:** I move to approve the variances requested by M.J. Whelan Construction from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-22-477-011, identified as 10199 Lakeside Drive in order to construct an addition that would encroach 23.3 feet into the required front yard setback and 5 feet into the required side yard setback. A 21.93-foot variance from the required lot width and 2,286.12 square foot variance from the required lot size are also granted from Article 3.1.6.E. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The projection of the roof overhang shall be no closer than five feet to the east and west side lot lines.

**Denial:** I move to deny the variances requested by M.J. Whelan Construction for Parcel Number 12-22-477-011, identified as 10199 Lakeside Drive, due to the following reason(s):

**Table:** I move to table the variance requests of M.J. Whelan Construction for Parcel Number 12-22-477-011, identified as 10199 Lakeside Drive, to consider comments stated during this public hearing.

## **Attachments:**

1. Variance application dated September 24, 2020.
2. Survey dated July 29, 2020.
3. Site plan, building elevations, and floor plans dated September 28, 2020.
4. Letter of denial from the Building Department dated September 30, 2020.

### 7.37 STANDARDS

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

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

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

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

CHARTER TOWNSHIP OF WHITE LAKE  
Zoning Board of Appeals  
APPLICATION

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

APPLICANT'S NAME: M.J. Whelan Construction PHONE: (248) 684-4649

ADDRESS: 620 N Milford Road, Milford MI, 48381

alex@mjwhelan.com

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 10199 Lakeside Drive PARCEL # 12-22-477-011

CURRENT ZONING: R1-D PARCEL SIZE: Irregular: 58' street width.  
149.94' maximum Depth.  
40' Lakeside width.

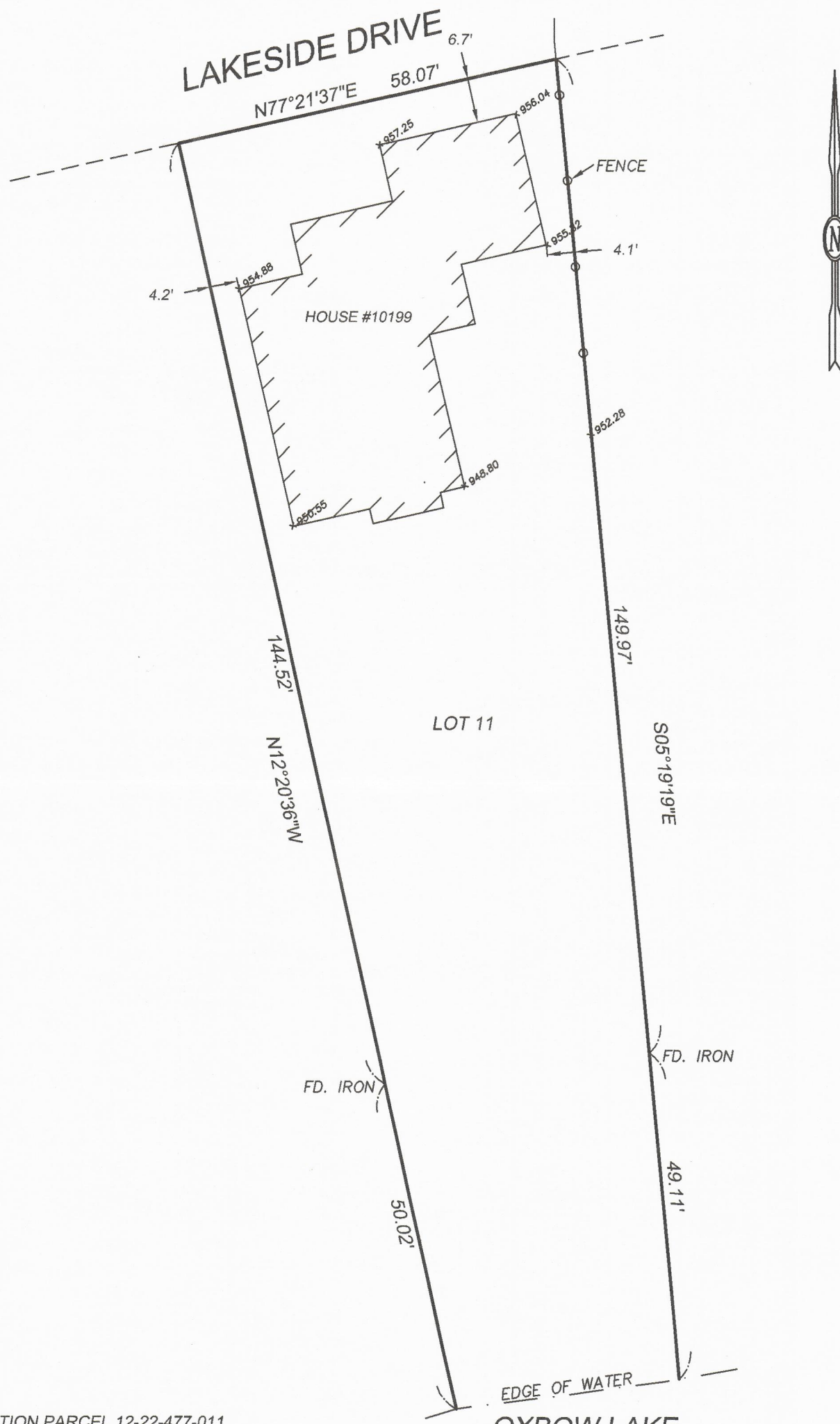
STATE REQUESTED VARIANCE AND ORDINANCE SECTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)  
Given original state of home and it's relationship  
to property lines and setbacks, the above variance is  
needed in an effort to create a second floor  
that is aesthetically pleasing and functional.

APPLICATION FEE: \_\_\_\_\_ (CALCULATED BY THE PLANNING DEPARTMENT)

APPLICANT'S SIGNATURE:  DATE: 9/24/2020

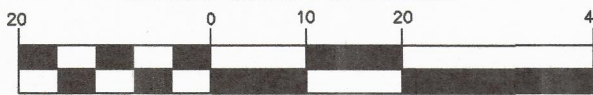




DESCRIPTION PARCEL 12-22-477-011  
 LOT 11 OF "TEGGERDINE BEACH" A SUBDIVISION OF PART  
 OF THE SOUTHEAST 1/4 OF SECTION 22 & PART OF THE  
 SOUTHWEST 1/4 OF SECTION 23, T.3N., R.8E., WHITE LAKE  
 TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN  
 LIBER 30 OF PLATS, PAGE 16, OAKLAND COUNTY RECORDS.

EDGE OF WATER  
 OXBOW LAKE

GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.

© 2003 JCK & ASSOCIATES, INC.

Scale:  
 1"=20'  
 Date:  
 7/29/20  
 Job No.:  
 10791  
 Sht. No.:  
 10F1

10199 LAKESIDE DRIVE  
 WHITE LAKE TWP.  
 OAKLAND CO., MI.

BOUNDARY SURVEY

DATE ISSUED FOR



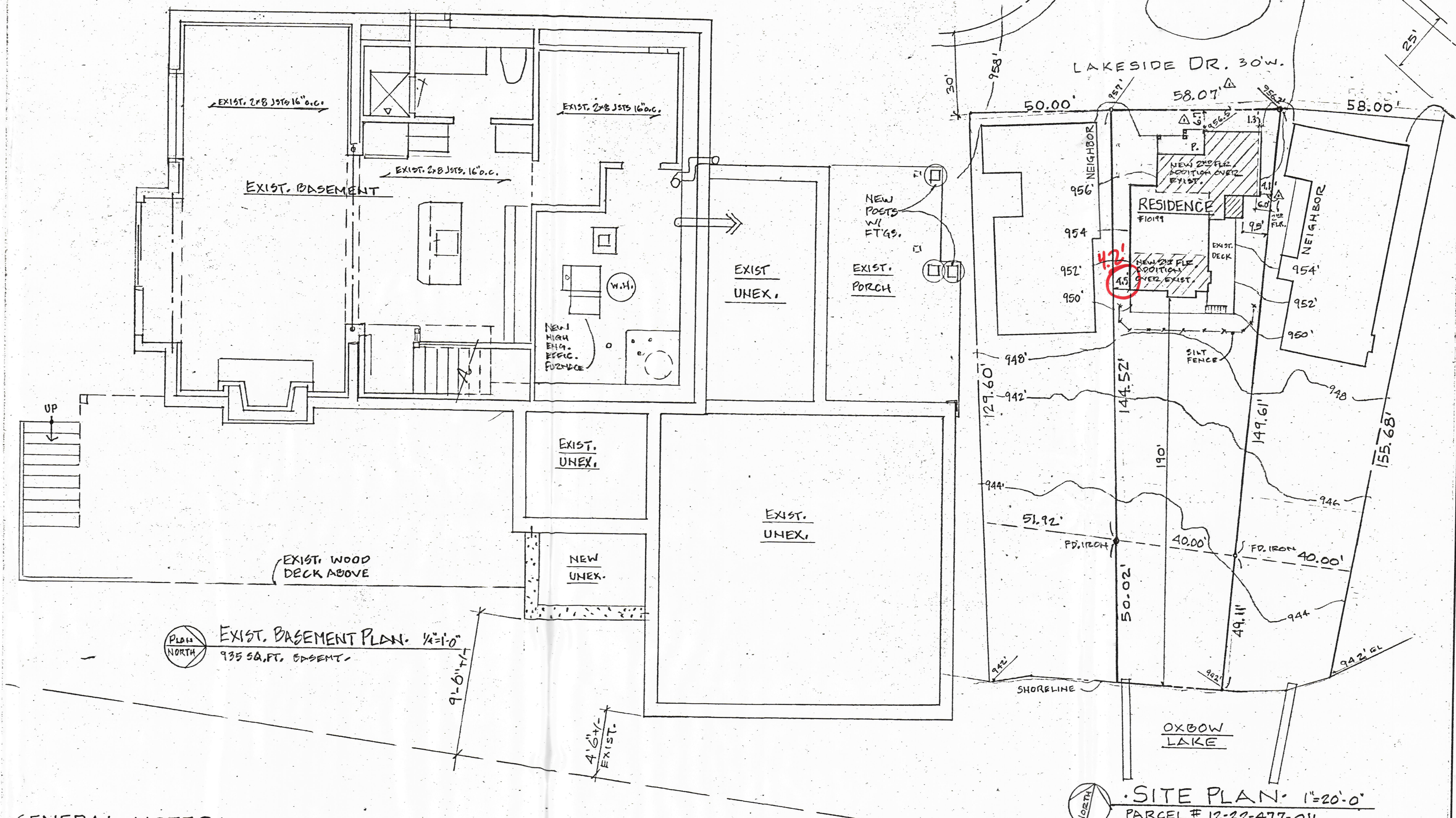
8615 RICHARDSON ROAD  
 COMMERCE TWP., MI. 48390  
 PHONE: 248-363-2550  
 FAX: 248-363-1646



| ISSUED FOR   | DATE    |
|--------------|---------|
| OWNER REVIEW | 8-21-20 |
| REVISED      | 9-8-20  |
|              |         |
|              |         |
|              |         |
|              |         |
|              |         |
|              |         |

620 N. Milford Rd.  
Milford, MI 48381  
248-684-4649  
www.njwhelan.com Fax: 248-685-0179

**M.J. WHELAN**  
CONSTRUCTION



**GENERAL NOTES:**

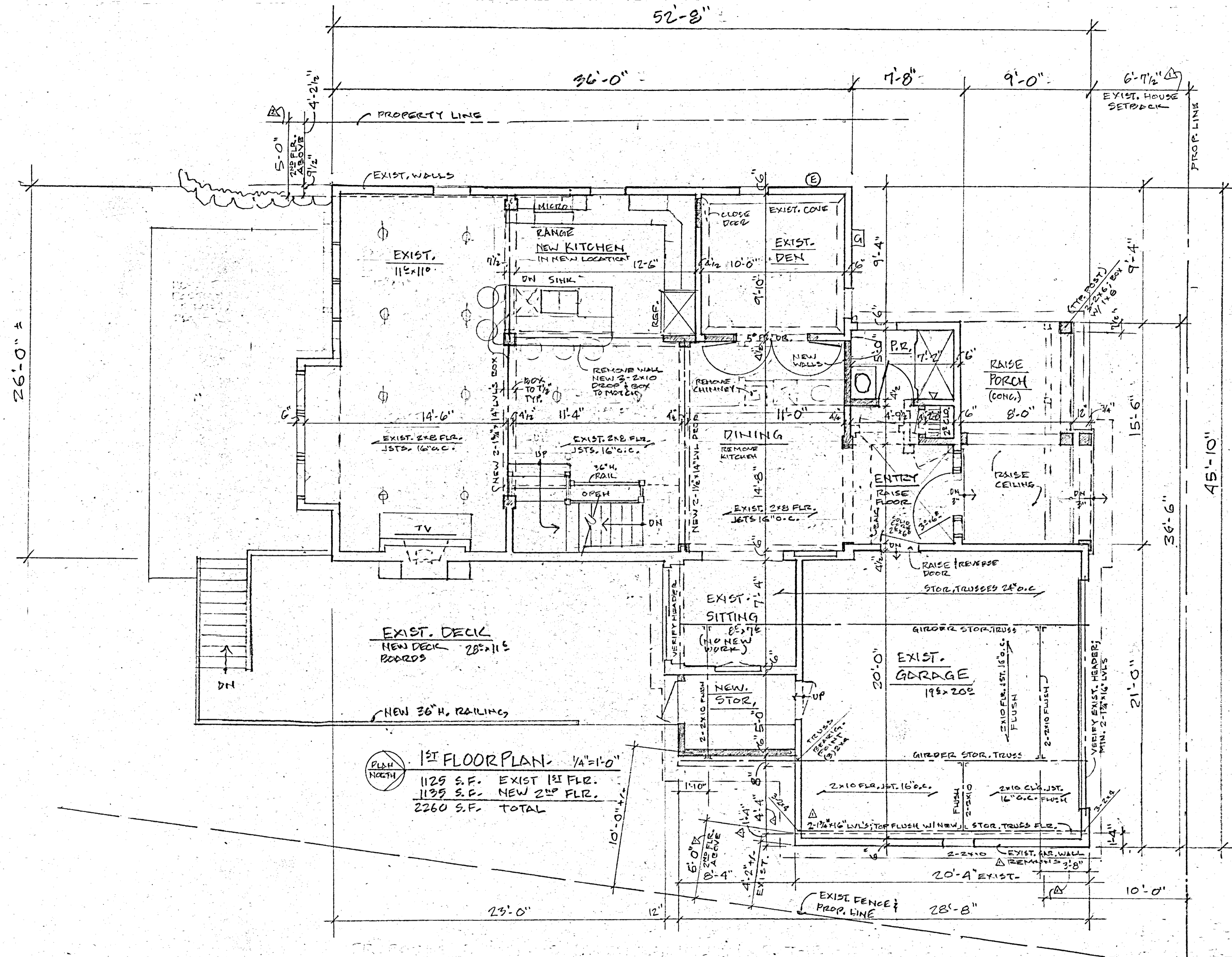
- All new work to comply with applicable building codes, local ordinances and other controlling restrictions. This aug. Designed to comply with the 2015 edition of the Michigan Residential Code (MRC).
- Footings to be minimum 42" deep and bear on undisturbed soil regardless of elevations shown.
- Verify all dimensions, roof pitches, etc. If discrepancies arise, notify architect before continuing work.
- Finish grade all areas disturbed construction to levels compatible with adjacent topography. Grade so that water flows away from building and to established drainage course.
- Verify location of all utilities and protect during construction. Each individual sub-trade is responsible to verify size of existing utilities and upgrade if required. (Call Wise Dig). Each individual sub-trade is responsible for their own permits.
- Wood bearing points: Provide solid blocking to steel or foundation at all headers and beams. Double joist or ladder under all partitions.
- All structural steel to meet ASTM-36.
- Framing Lumber: Doug. Fir / Hem. Fir / Larch / S. Pine. # 2 or better; E=1,300,000 P.S.I.; Kiln-dried, maximum moisture content 19%. Wood construction shall be governed by the 5th edition of the "ATC" Timber Construction Manual, and the latest edition of the NDS National Design Specification for Wood Construction, as published by the American Forest and Paper Association).
- Laminated Veneer Lumber (LVLs): SPLVL, Micro-Lam, Para-Lam or equal; F=2800P.S.I.; Fv=225P.S.I.; E=1,900,000P.S.I.; For T&BOP S.I.; Installation and all connections per manufacturer's instructions. (Do not drill any LVLs).
- Plywood: Shall bear the Engineered Wood Association (APA) trademark and conform to U.S. Product Standard PS-20R (APA) and FRP-106 for construction and industry plywood.
- Pre-Engineered Wood Trusses: Shall be engineered and fabricated by a licensed truss fabricator. Provide shop drawings for architect and builder review prior to fabrication.
- Wood Joists (if utilized): T.J., G.P. or equal. Install per manufacturer's written instructions, complete with all connections. Provide shop drawings for architect and builder review. Deflection = L/480.
- Joist Hangers: Simpson Strong-Ties. All connections per manufacturer's instructions. Provide hurricane ties at all rafters and trusses.
- Aluminum flashing and drip edge. Caulk all seams. Caulk at dissimilar material with permanent elastic caulk.
- Kitchen: See owner approved kitchen layout plan for appl., plumb and elec. location before rough.
- Windows: Window designations are frame size. Refer to window order/schedule. Provide complete with all hardware and screens. Verify selections with owner.
- Doors: Interior doors are 6 panel primed. Exterior doors are 6/8" tall. Verify selections with owner.
- Insulation: All insulation to meet the Michigan Uniform Energy Code (MEC). And comply with the 2009 Michigan Residential Code (MRC).
- H.V.A.C.: Design/build by HVAC Contractor. Extend existing system at first floor. New zoned system for new second floor. Upgrade existing system as required.
- Electrical: Design/build by electrical contractor. Upgrade existing system to accommodate new addition and existing structure as required. Verify fixture selections and locations with owner. Match switch plate and outlet covers.
- Smoke Detectors: Install per section R-314 of the 2015 Michigan Residential Code (MRC). Smoke Detectors Indicated on plan.
- Carbon monoxide Detectors: Install per section R-315 of the 2015 Michigan Residential Code (MRC).

△ SITE PLAN INFORMATION TAKEN FROM SURVEY # 10791; DATED 7-29-20 BY JCK GROUP, INC.; 8615 RICHARDSON ROAD, COMMERCE TWP., MI 48390  
PHONE #: 248-363-2550  
FAX #: 248-363-1646

PROPOSED ADDITIONS & ALTERATIONS TO THE HOME OF:  
**BRYAN & LAURA DOBBS**  
10199 LAKESIDE DRIVE, WHITE LAKE, MICHIGAN 48386

SCALE: 1/4"=1'-0"  
FILE NAME: DOBBS  
DRAWN BY: CAO  
JOB #: W-2870  
SHEET TITLE  
• BASEMENT PLAN  
• SITE PLAN  
• GENERAL NOTES  
SHEET # 1 of 5  
W-2870





1<sup>ST</sup> FLOOR PLAN - 1/4" = 1'-0"  
 1129 S.F. EXIST 1<sup>ST</sup> FLR.  
 1139 S.F. NEW 2<sup>ND</sup> FLR.  
 2260 S.F. TOTAL

| ISSUED FOR   | DATE    |
|--------------|---------|
| OWNER REVIEW | 8-21-20 |
| REVISED A    | 9-8-20  |
| REVISED B    | 9-28-20 |
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|              |         |
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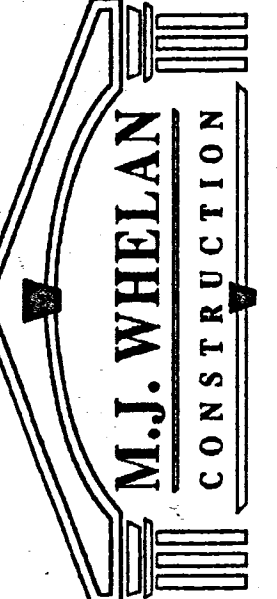
620 N. Milford Rd.  
 Milford, MI 48381  
 248-684-4649  
**M.J. WHELAN**  
 CONSTRUCTION  
 www.mjwhelan.com Fax: 248-685-0179

PROPOSED ADDITIONS & ALTERATIONS TO THE HOME OF:  
**BRYAN & LAURA DOBBS**  
 10199 LAKESIDE DRIVE, WHITE LAKE, MICHIGAN 48386

SCALE: 1/4" = 1'-0"  
 FILE NAME: DOBBS  
 DRAWN BY: CAO  
 JOB # W-2870  
 SHEET TITLE  
 1<sup>ST</sup> FLOOR PLAN  
 SHEET # 2 of 5  
**W-2870**

| ISSUED FOR   | DATE    |
|--------------|---------|
| OWNER REVIEW | 8-21-20 |
| REVISED A    | 9-8-20  |
| REVISED B    | 9-28-20 |
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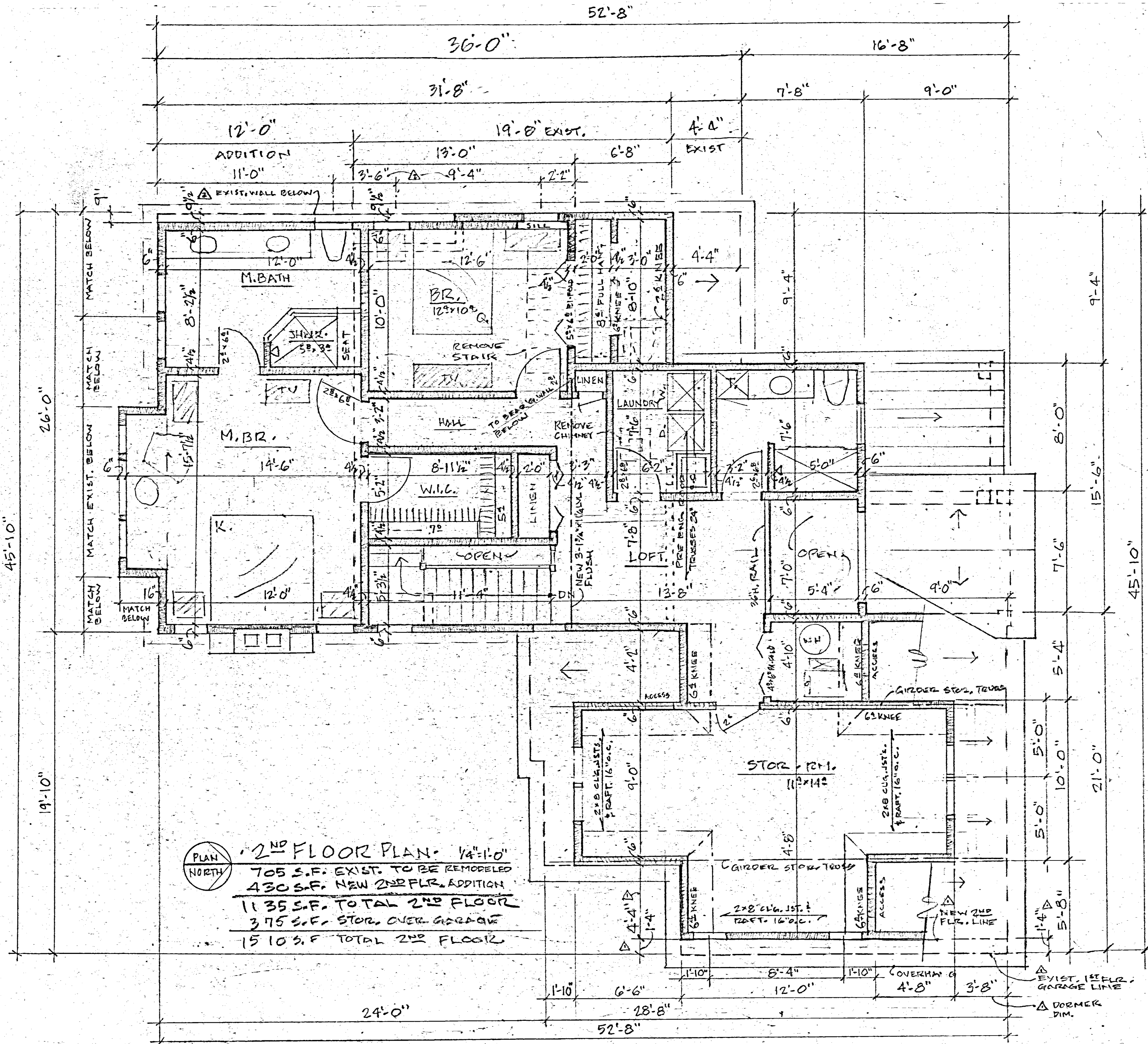
620 N. Milford Rd.  
Milford, MI 48381  
248-684-4649  
www.mjwhelan.com Fax: 248-685-0179



M.J. WHELAN  
CONSTRUCTION

PROPOSED ADDITIONS & ALTERATIONS TO THE HOME OF:  
**BRYAN & LAURA DOBBS**  
10199 LAKESIDE DRIVE, WHITE LAKE, MICHIGAN 48386

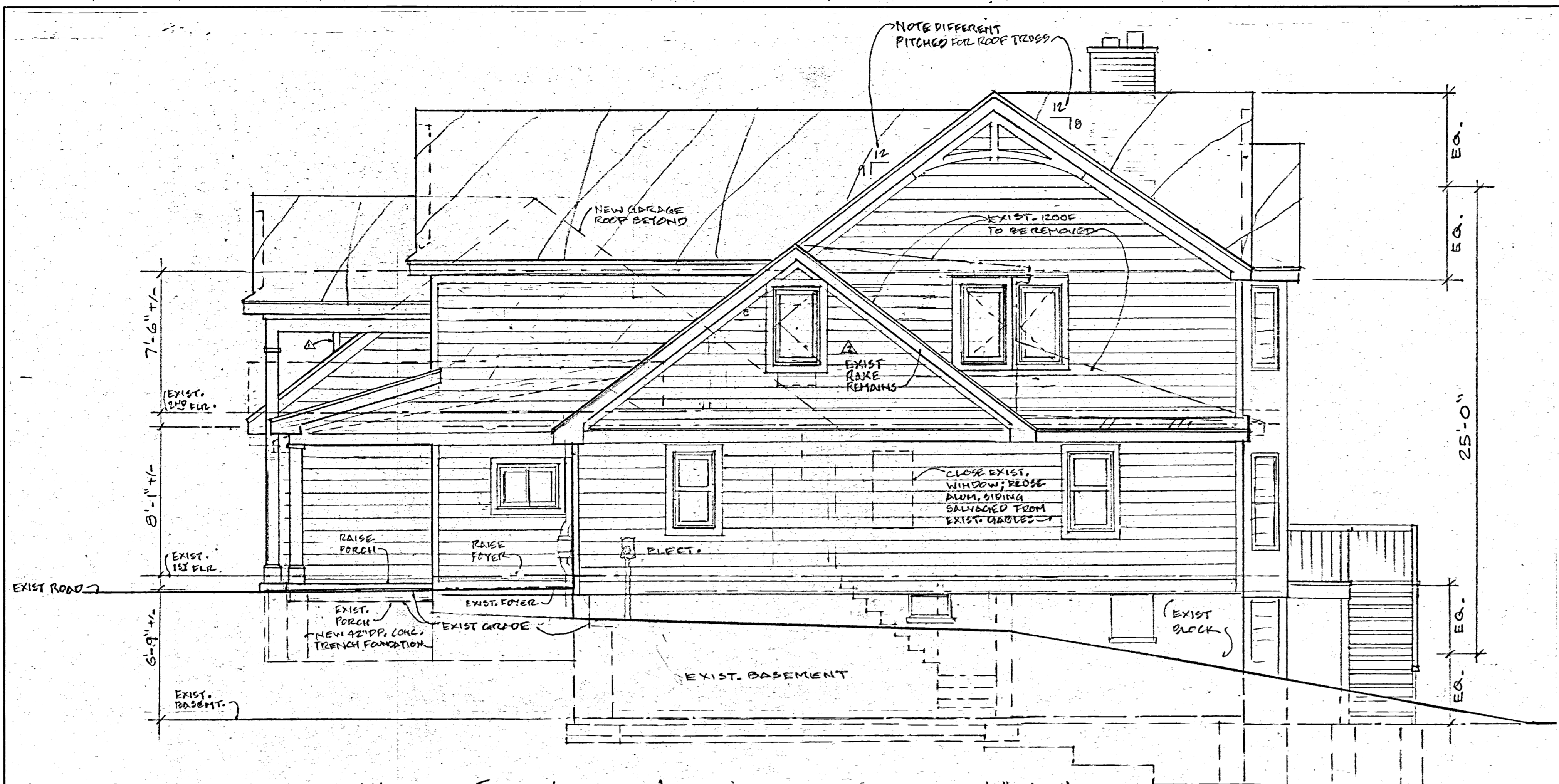
|                               |
|-------------------------------|
| SCALE: 1/4" = 1'-0"           |
| FILE NAME: DOBBS              |
| DRAWN BY: CAO                 |
| JOB #: W-2870                 |
| SHEET TITLE<br>2ND FLOOR PLAN |
| SHEET # 3 OF 5<br>W-2870      |



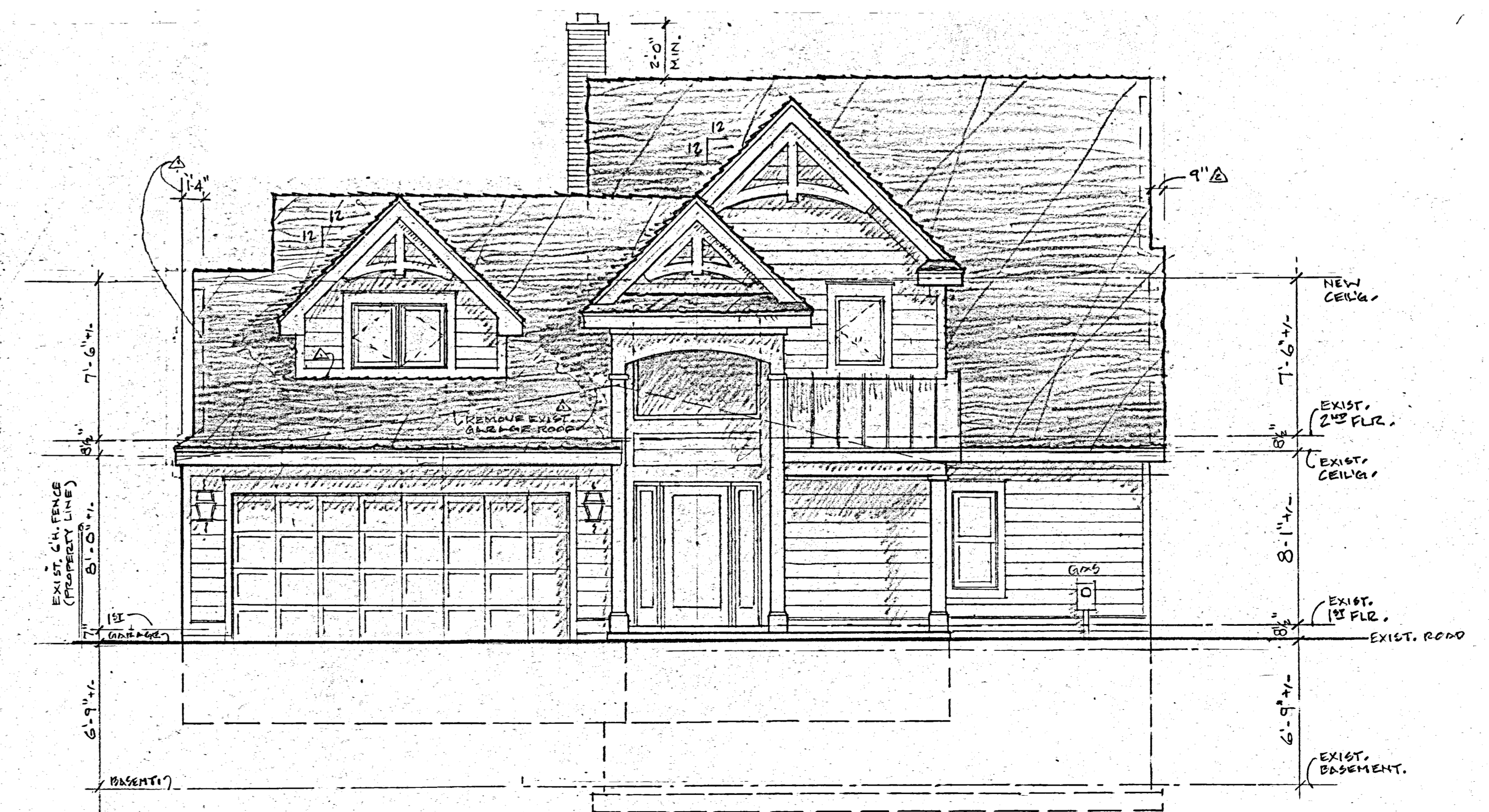
PLAN NORTH

**2ND FLOOR PLAN - 1/4"=1'-0"**  
 705 S.F. EXIST. TO BE REMODELED  
 430 S.F. NEW 2ND FLR. ADDITION  
 1135 S.F. TOTAL 2ND FLOOR  
 375 S.F. STOR. OVER GARAGE  
 1510 S.F. TOTAL 2ND FLOOR





WEST ELEVATION  
(RIGHT SIDE) 1/4"=1'-0"



NORTH ELEVATION  
(FRONT) 1/4"=1'-0"

| ISSUED FOR   | DATE    |
|--------------|---------|
| OWNER REVIEW | 8-21-20 |
| REVISED      | 1-8-20  |
| REVISED      | 1-28-20 |
|              |         |
|              |         |
|              |         |

620 N. Milford Rd.  
Milford, MI 48381  
248-684-4649  
Fax: 248-685-0179

**M.J. WHELAN**  
CONSTRUCTION

www.mjwhelan.com

PROPOSED ADDITIONS & ALTERATIONS TO THE HOME OF:  
**BRYAN & LAURA DOBBS**  
10199 LAKESIDE DRIVE, WHITE LAKE, MICHIGAN 48386

SCALE: 1/4"=1'-0"

FILE NAME: DOBBS

DRAWN BY: CAO

JOB # W-2870

SHEET TITLE  
WEST ELEVATION  
NORTH ELEVATION

SHEET # 4 OF 5  
W-2870



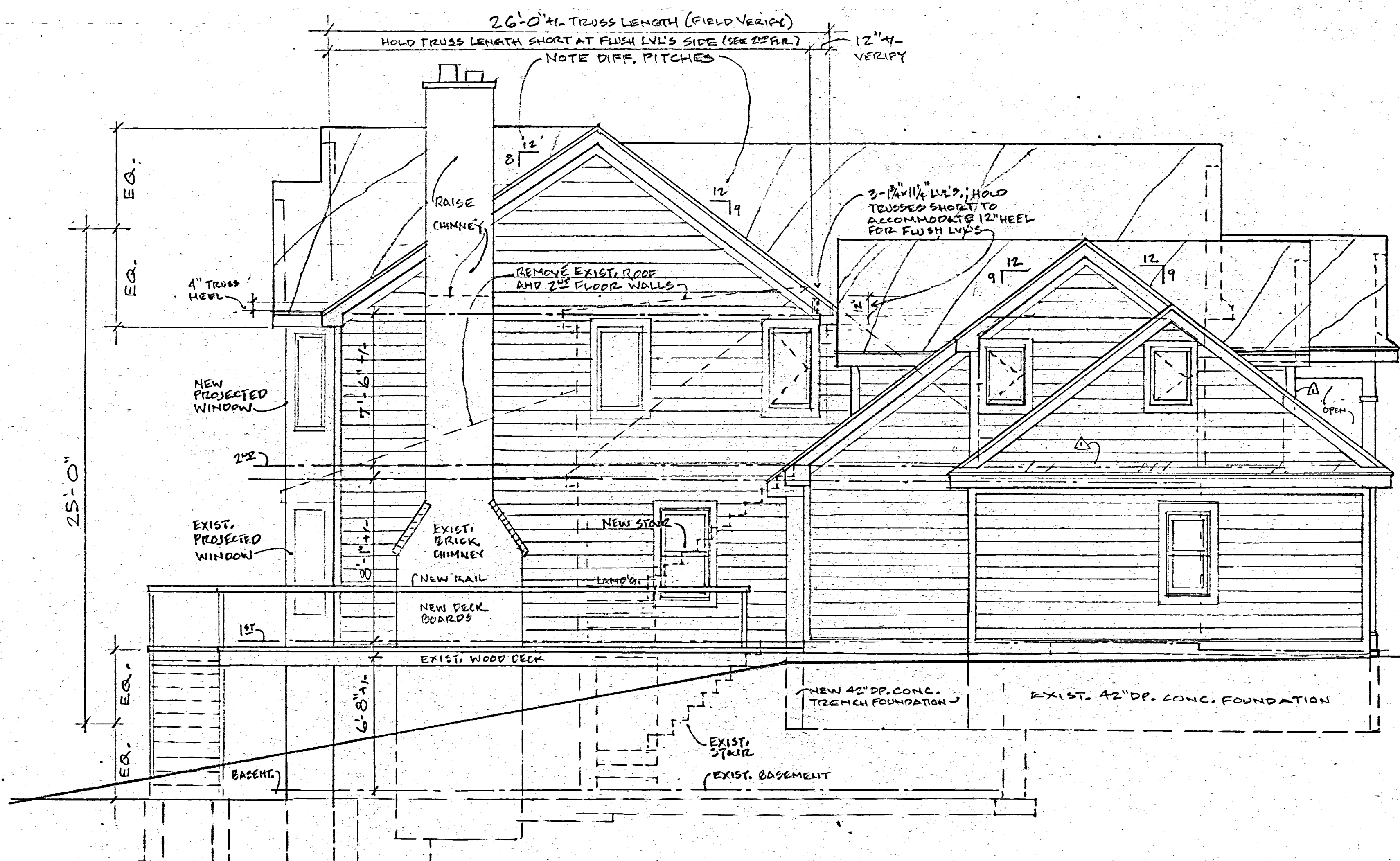
| ISSUED FOR   | DATE    |
|--------------|---------|
| OWNER REVIEW | 8-21-20 |
| REVISED A    | 9-8-20  |
| REVISED A    | 9-28-20 |
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620 N. Milford Rd.  
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248-684-4649  
www.mjwhelan.com Fax: 248-685-0179

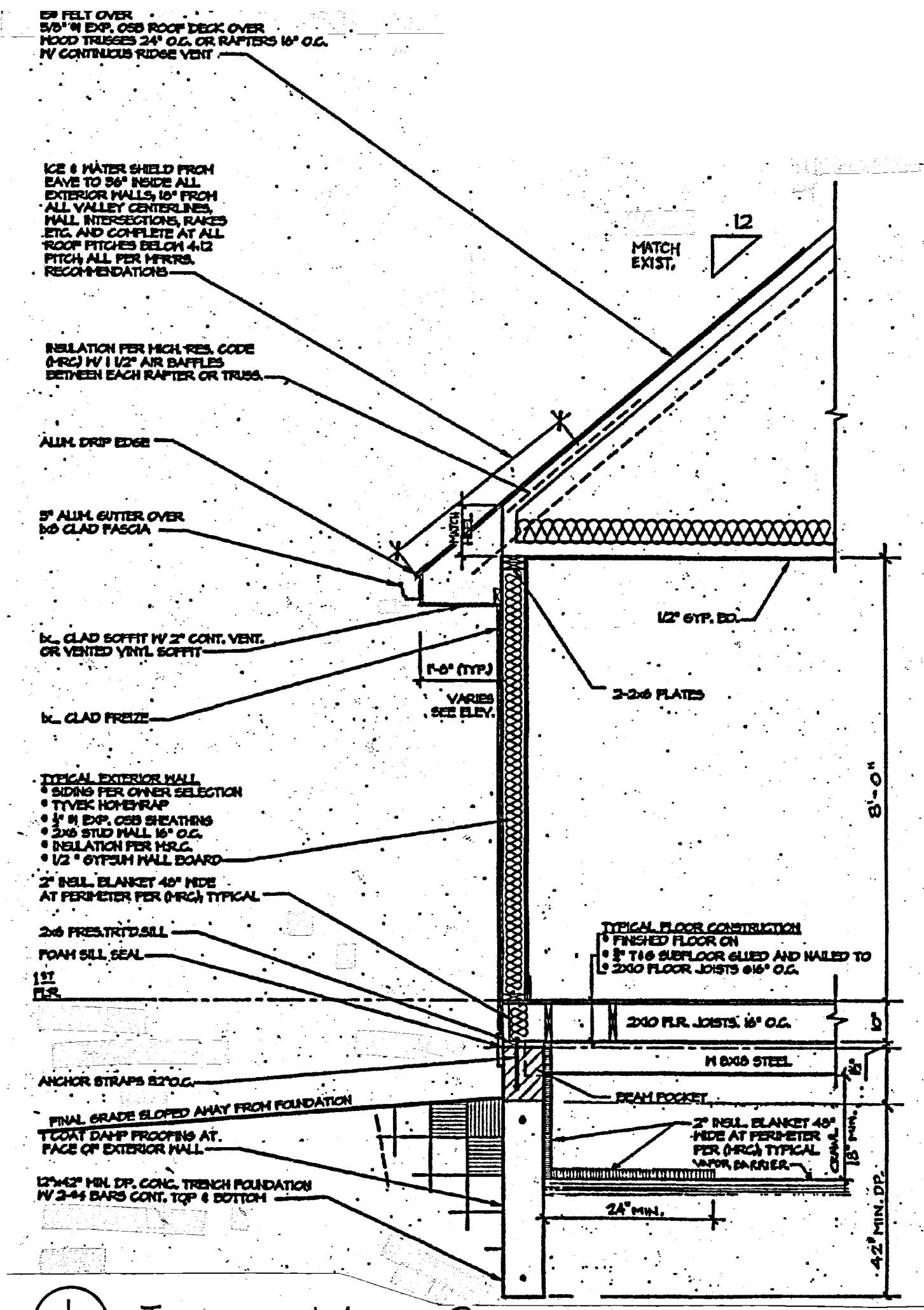
**M.J. WHELAN**  
CONSTRUCTION



**SOUTH ELEVATION -**  
(REAR/LAKE SIDE)  $\frac{1}{4}'' = 1'-0''$



**EAST ELEVATION -**  
(LEFT SIDE)  $\frac{1}{4}'' = 1'-0''$



**TYPICAL WALL SECTION -**  $\frac{1}{2}'' = 1'-0''$

PROPOSED ADDITIONS & ALTERATIONS TO THE HOME OF:  
**BRYAN & LAURA DOBBS**  
10199 LAKESIDE DRIVE, WHITE LAKE, MICHIGAN 49386

SCALE:  $\frac{1}{4}'' = 1'-0''$   
FILE NAME: DOBBS  
DRAWN BY: CAO  
JOB #: W-2870  
SHEET TITLE:  
• SOUTH ELEVATION  
• EAST ELEVATION  
• TYP. WALL SECTION  
SHEET #5 OF 5  
W-2870

Rik Kowall, Supervisor  
Terry Lilley, Clerk  
Mike Roman, Treasurer



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

## WHITE LAKE TOWNSHIP

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

September 30, 2020

Bryan and Laura Dobbs  
10199 Lakeside Dr.  
White Lake, MI 48386

RE: Proposed Addition

The existing structures and lot are non-conforming with a lot width of 58.07 ft. and lot area of 9,714 sq. ft. The site contains a residential structure having a 4.1 ft. side yard setback on the east side and a 4.2 ft. side yard setback on the west side. Further, the existing front yard setback is 6.7 ft. The proposed 2<sup>nd</sup> story addition would increase this non-conformity by adding living space within the required 10 ft. side yard setbacks and required 30 ft front yard setback. It should also be noted, any newly constructed projection must not extend into the 5 ft. side yard setback.

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance for R1-D requires:** Minimum side yard setback of 10 feet one side and 20 feet total of two sides, a front yard setback of 30 feet, Minimum lot width of 80 feet, and minimum lot area of 12,000 square feet.

**Article 5.3 of the White Lake Township Clear Zoning Ordinance states:** said projection shall not extend more than five (5) feet into said required open spaces, and in no event will the projection be closer than five (5) feet to the lot line.

A variance is required to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Spencer".

Nick Spencer, Building Official  
White Lake Township