

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

<p><b>REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT</b></p>
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**TO:**           Zoning Board of Appeals

**FROM:**       Sean O'Neil, Community Development Director

**DATE:**       August 19, 2025

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**Agenda item:**       8B

**Appeal Date:**       August 28, 2025

**Applicant:**         Jasdeep Dhariwal

**Address:**           2290 Kingston  
                              White Lake, MI 48386

**Location:**          2290 Kingston  
                              White Lake, MI 48386

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

### **Property Description**

The approximately 0.116-acre (5,087 square feet) parcel, identified as Parcel Number 12-14-233-007, is located in the English Villas Subdivision on Pontiac Lake and zoned R1-D (Single Family Residential). The single family house on the property was built in 2021, with four (4) variances from the ZBA that were granted in December of 2020. As you may recall, the builder had to return to the ZBA in August of 2021 because the house was not built per the approved plan and was required to obtain two (2) additional variances prior to the issuance of the Certificate of Occupancy. The house currently has a private well and is connected to the municipal sewer system.

### **Applicant's Proposal**

The Applicant is proposing to build a deck addition, onto the existing 8' x 16' deck that was built in 2021, when the home was originally constructed. This would result in a deck with a total dimension of 13' x 36'. The existing deck is 25 feet from the water's edge, and the proposed deck addition would be located 17.4 feet from the water's edge. The applicant cites the irregular lot shape and the desire to have a larger deck to accommodate a multi-generational family as reasons to approve the variance request.

### **Planner's Report**

The existing buildable area of the lot is slightly irregular in its layout, due to the configuration that results in a lot width of 60 feet at the road and 55 feet at the water's edge. The lot is also more trapezoidal than it is square, which is not uncommon for lakefront lots. Per Section 3.11.Q of the Zoning Ordinance, the minimum setback from "natural features" (wetland/submerged land/watercourse/pond/stream/lake or like body of water) is 25 feet.

The house was recently constructed, and consideration of a larger deck was not given when the builder was before the ZBA seeking variances at that time. It should be noted that the package of information provided by the applicant (from DFDG Architects) does show that a deck, larger than the existing one, can be built without a variance, or with a lesser variance than is being requested currently.

The requested variances are listed in the following table:

Variance #	Ordinance Section	Subject	Standard	Requested Variance
1	Section 3.11.Q	Natural Features Setback	25 feet	7.6 feet

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variance requested by Jasdeep Dhariwal from Section 3.11.Q of the Zoning Ordinance for Parcel Number 12-14-233-007, identified as 2290 Kingston, in order to construct an addition to the existing elevated deck. A variance from Section 3.11.Q is granted to allow for construction of said structure that will encroach 7.6 feet into the required 25 foot “natural features” setback. This approval has the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division and the Oakland County Health Division.
2. No mechanical units, including a HVAC system or generator, shall be placed in the front yards or closer than five (5) feet to any side yard lot line or rear lot line.
3. A foundation certificate shall be required prior to vertical construction.
4. An as-built survey shall be required to verify the approved setback variance.

**Denial:** I move to deny the variance requested by Jasdeep Dhariwal for Parcel Number 12-14-233-007, identified as 2290 Kingston, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Jasdeep Dhariwal *to a date certain or other triggering mechanism* for Parcel Number 12-14-233-007, identified as 2290 Kingston, to consider comments stated during this public hearing.

**Attachments:**

1. Variance application dated June 25, 2025.
2. Survey, dated October 16, 2020, pulled from the 2020 ZBA request for the original house construction.

3. Informational package, including a diagram and schematic of the house with the current and proposed deck, as well as a plot plan, provided by DFDG Architects, dated June 24, 2025.
4. Letter of denial from the Building Official, dated June 25, 2025.
5. The Residential Property Profile from Oakland County Property Gateway, for 2290 Kingston, proving ownership.

#### 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.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: JASDEEP DHARIWAL PHONE: 248.933.4993  
ADDRESS: 2290 KINGSTON, WHITE LAKE, MI 48386  
EMAIL: jasdeep.dhariwal@humbersystems.com  
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: \_\_\_\_\_

PROPERTY INFORMATION

ADDRESS: 2290 KINGSTON, WHITE LAKE, MI 48386 ZONING: R1-D  
VALUE OF IMPROVEMENT: \$ 40,000 SEV OF EXISTING STRUCTURE: \$ \_\_\_\_\_

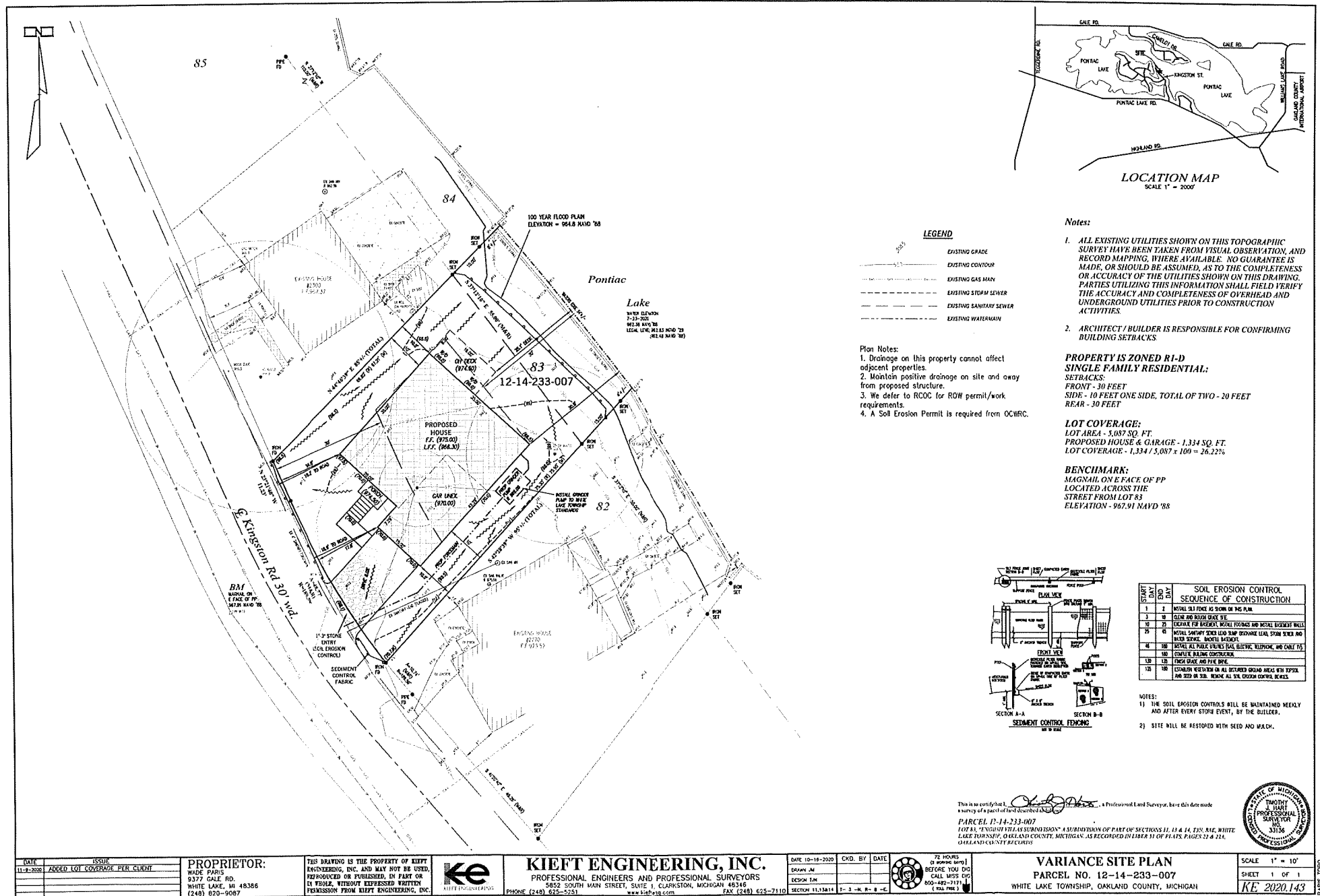
REASONS TO SUPPORT REQUEST (ADDITIONAL SHEETS MAY BE ATTACHED):

THE LOT IS LOCATED ON PONTIAC LAKE AT 2290 KINGSTON, AND THE PROPERTY LINE ON THE LAKE SIDE IS IRREGULAR AND PINCHES IN THE SOUTHEAST CREATING A SMALL FOOTPRINT FOR A CONFORMING DECK. THE FRONT YARD (LAKE SIDE) HAS 2.8FT OF ELEVATION CHANGE FROM THE HOUSE TO THE LAKE.

DUE TO IRREGULAR SHAPE OF THE LOT, THE EXISTING DECK IS NOT DEEP ENOUGH OR WIDE ENOUGH TO SUPPORT A TABLE FOR A MULTI-GENERATIONAL FAMILY AND HAVE CIRCULATION SPACE AROUND IT.

THE ATTACHED SITE PLAN SHOWS THE PROPOSED DECK LOCATION. THE REQUEST FOR VARIANCE IS TO ALLOW FOR A DECK THAT HAS SPACE FOR A TABLE, CHAIRS AND CIRCULATION SPACE. IT ALSO ALLOWS FOR THE GRILL TO BE LOCATED AWAY FROM THE SEATING AREA. IN ORDER TO MINIMIZE THE VISUAL IMPACT ON THE ADJACENT PROPERTIES, THE DECK SUPPORTS ARE PLACED AS CLOSE TO THE HOUSE AS POSSIBLE AND THE ADDITIONAL DEPTH IS GAINED BY CANTILEVERING.

APPLICATION FEE: ☒ \$440 ☐ \$550  
APPLICANT'S SIGNATURE:  DATE: 6/25/2025







LOCATION MAP

PROPOSED METAL GUARD  
RAIL AT 42" AFF

PROPOSED COMPOSITE  
DECKING

PROPOSED MASONRY  
PIERS TO MATCH EXISTING



2290 KINGSTON  
DECK VARIANCE

PROJECT CONTACTS:

PROPERTY OWNER  
JAS DHARIWAL

DESIGN CONSULTANT  
KYLE GONZALEZ  
KGONZALEZ@DFDGONLINE.COM  
248.535.4346

PROJECT DATA:

MUNICIPALITY:  
WHITE LAKE CHARTER TOWNSHIP

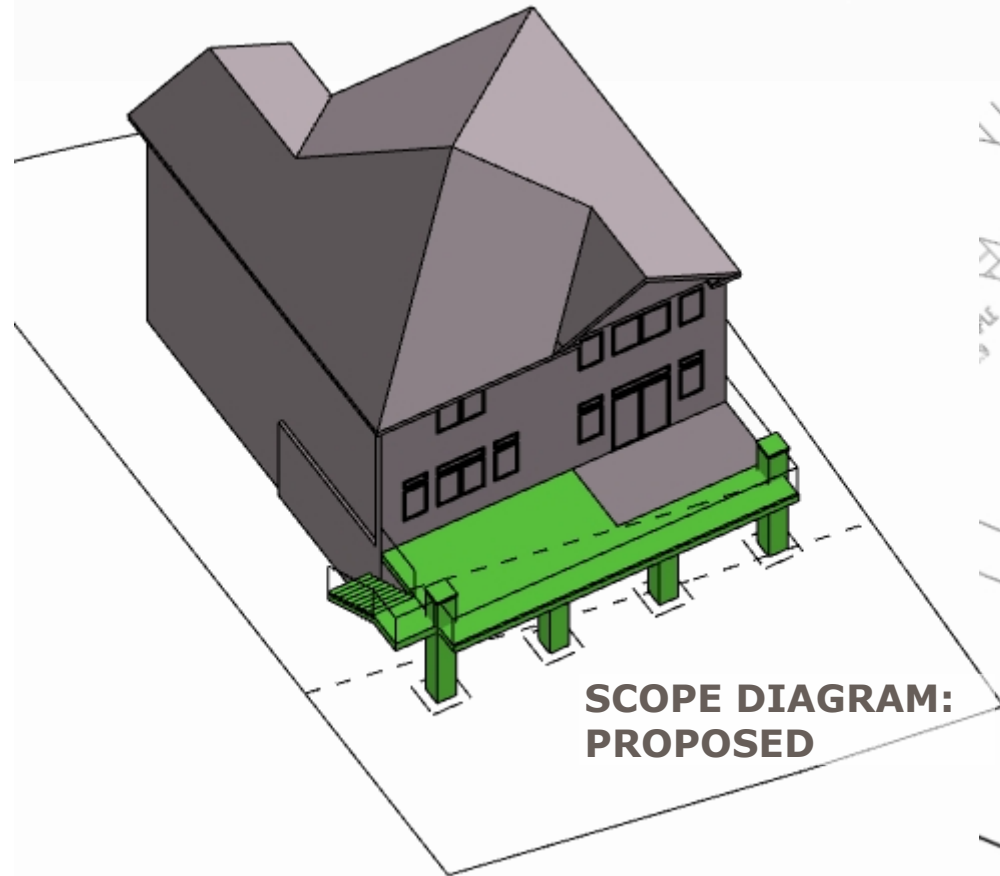
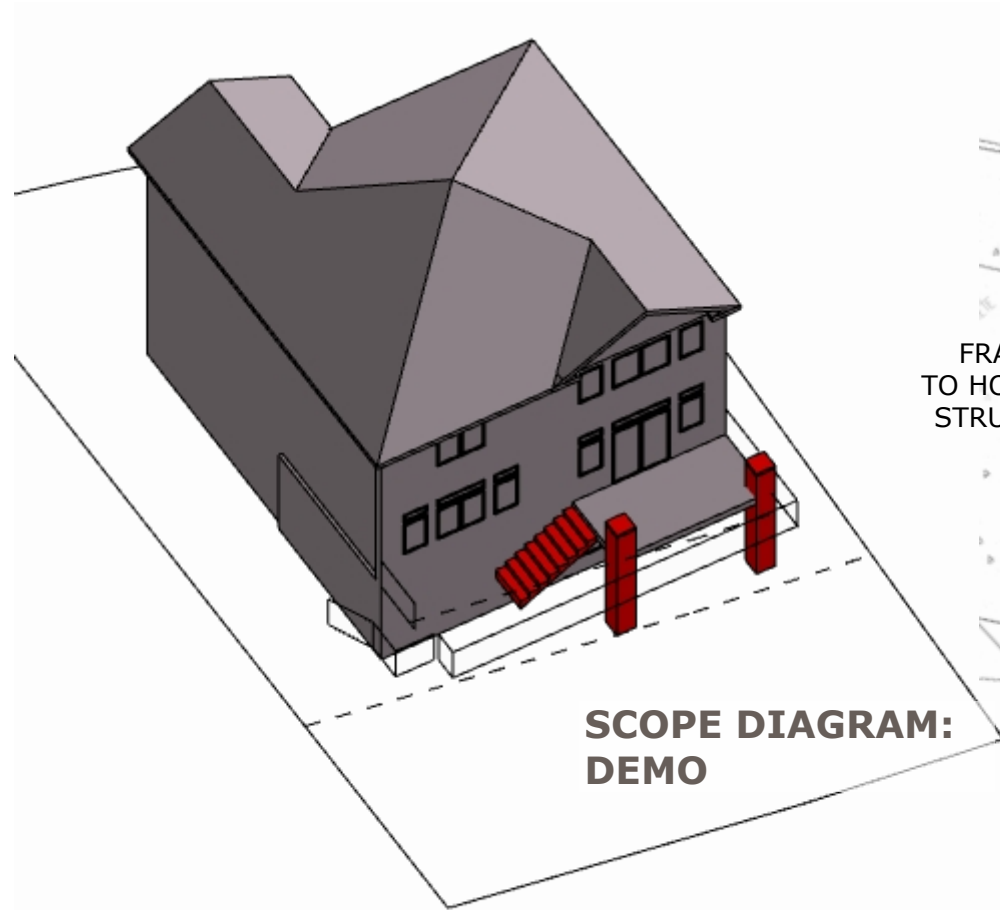
ZONING DISTRICT:  
R1-D

LOT AREA:  
.12 ACRES

LEGAL DESCRIPTION:  
LOT 83, "ENGLISH VILLAS  
SUBDIVISION" A SUBDIVISION OF  
PART OF SECTIONS 11, 13 & 14,  
T3M, R8E, WHITE LAKE TOWNSHIP,  
OAKLAND COUNTY, MICHIGAN. AS  
RECORDED IN LIBER 51 OF PLATS  
PAGES 22&22A, OAKLAND COUNTY  
RECORDS

SCOPE OF WORK:  
REMOVE EXISTING 8X16 DECK  
AND REPLACE WITH PROPOSED  
36X13 DECK. EXISTING HOUSE TO  
REMAIN. NO NEW FLOOR AREA







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



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

## WHITE LAKE TOWNSHIP

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

June 25, 2025

Jasdeep Dhariwal  
2290 Kingston Rd  
White Lake, MI 48386

Re: Proposed Deck

Based on the submitted plans, the proposed deck does not satisfy the White Lake Township Clear Zoning Ordinance per Article 3.11 (Q)

**Article 3.11 (Q) of the White Lake Township Clear Zoning Ordinance:** No building or structure shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake, or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township.

The proposed structure would have a 17.4 ft setback from the water's edge where a minimum 25 ft setback is required.

Approval of the building plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the July 24<sup>th</sup> Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than June 26<sup>th</sup> at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5.

Sincerely,

Nick Spencer, Building Official  
White Lake Township

2290 KINGSTON RD WHITE LAKE MI 48386

0 beds / 2 full baths / 1 half baths / 2226 sq ft



Residential Property Profile

12-14-233-007

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : JASDEEP S DHARIWAL  
Postal Address : 2290 KINGSTON RD WHITE LAKE MI 48386

Location Information

Site Address : 2290 KINGSTON RD WHITE LAKE MI 48386  
PIN : 12-14-233-007 Neighborhood Code : 11L  
Municipality : Charter Township of White Lake  
School District : 63300 WATERFORD SCHOOL DISTRICT  
Class Code : 401 Residential - Improved

Property Description

T3N, R8E, SEC 14 ENGLISH VILLAS SUB LOT 83

Most Recent Sale Since 1994

Date : 08/24/2021  
Amount : \$720,000 Liber : 56778:135  
Grantor : PARIS PROPERTY HOLDINGS Grantee : DHARIWAL, JASDEEP SINGH

Next Most Recent Sale

Date : 06/25/2020  
Amount : \$237,500 Liber : 54523:131  
Grantor : ARCHIE S GRUZWALSKITR Grantee : PARIS PROPERTY HOLDINGS

Tax Information

Taxable Value	: \$239,090	State Equalized Value	: \$296,260
Current Assessed Value	: \$296,260	Capped Value	: \$239,090
Effective Date For Taxes	: 07/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2023 Taxes		2024 Taxes	
Summer	: \$4,720.74	Summer	: \$4,949.30
Winter	: \$3,734.24	Winter	: \$3,935.64
Village	:	Village	:

Lot Information

Description : LEVEL Area : 0.09 ACRES