

TO: Zoning Board of Appeals
FROM: David J. Waligora, AICP, Senior Planner
DATE: February 19, 2025
RE: 2305 Ridge Rd: Non-Conforming (Substandard) Lot

Agenda item: 8B
Meeting Date: February 26, 2026
**Applicant/
Owner:** David VanAssche
102 Lac Sainte Claire Dr
Saint Claire Shores, MI 48082
Address: 2305 Ridge Rd, White lake, MI 48383
Parcel #: 12-18-151-029
Location: Westside of Ridge Rd, north of England
Beach Rd.
Zoning: R1-D, Single Family Residential

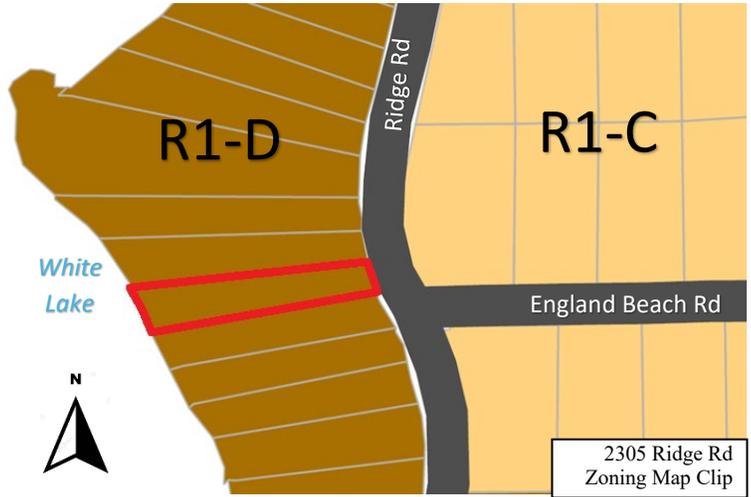
Attachments

- 1. Survey Drawing, Alpine Engineering
- 2. Application



Property Description

The 11,862 sq ft (approx. 40' x ±280'), circa 1921 platted parcel, 12-07-157-015, is located on the west side of Ridge Rd, just north of England Beach Rd. The property is zoned R1-D (Single-Family Residential). The home is surrounded by R1-D single family homes to the north and south, and R1-C to the east. The property is situated on the eastern shore of White Lake. The parcel is considered a Substandard Lot, and the applicant is requesting a review under Sec. 7.27-B.



Applicant’s Proposal

The applicant is proposing to demolish the existing home and construct a new single-family dwelling with a proposed footprint of approximately 3,402 square feet. The proposed structure would have side yard setbacks of less than 10 feet and would result in a lot coverage ratio exceeding what is permitted by right under the ordinance.

The applicant has indicated that the final footprint and architectural design have not yet been finalized. The applicant has requested ZBA review of the proposed setback parameters in order to determine whether the general building envelope is acceptable prior to completing detailed architectural plans.

Proposed Dimensional Review

Section 7.27 – Nonconforming Lots of Record	
<p>This Section applies to those districts in which single-family residential is a principal permitted use and is intended to provide relief for the owners of non-conforming lots where said lot or lots do not meet the minimum standards of the Ordinance.</p>	
<p>B. If all front, side, rear, and open space requirements cannot be met, no building permit shall be issued for a nonconforming lot, except with approval of the Board of Appeals after public hearing in accordance with Section 7.35 of this ordinance. The application to the Board of Appeals shall simply state, “Nonconforming Lot.” The application shall be on forms established by the Township and shall include at a minimum, a drawing showing all proposed structures on the lot, all applicable setbacks, and areas designated for parking automobiles. The Board of Appeals shall permit the use of such nonconforming lot or lots if it finds that the following standards have been met:</p>	
<p>i. The lot was legally established pursuant to all applicable provisions of Michigan law or White Lake Township ordinance.</p>	<p>Staff Finding: The Lot was platted in 1921 as Lot 17 of the England Beach Sub-Division No. 1 Plat.</p>

<p>ii. The construction that will result from the issuance of said permits will be in keeping with the general character of the neighborhood in which the construction will take place.</p>	<p>Staff Finding: The surrounding area along Ridge Road is developed with single-family homes. Many homes are setback at or beyond the minimum front yard setback required in the R1-D district. The proposed structure would be located at the eastern wall of the existing detached garage and would not substantially alter the established street frontage pattern along Ridge Road.</p>
<p>iii. The proposed use will not have a significant effect on adjoining and nearby property owners.</p>	<p>Staff Finding: The proposed use is consistent with the existing single-family residential use pattern in the area. The scale and placement of the proposed structure appear generally similar to other homes along Ridge Road, and no unusual impacts to adjoining properties have been identified based on the site plan submitted.</p>
<p>iv. The design of the proposed structure is appropriate for the area, width, and shape of the lot, and is designed in such a fashion as to provide adequate access for fire and other emergency vehicles.</p>	<p>Staff Finding: The ZBA should consider this standard, as the applicant is proposing building coverage in excess of the permitted 25 percent lot coverage. The Lot Coverage maximum is intended to ensure that structures remain proportional to the size of the lot while preserving adequate open space for stormwater infiltration, drainage, and the overall character of the zoning district. For reference, a conforming 12,000 square foot lot in the R-1D district would typically contain no more than approximately 3,000 square feet of building coverage.</p> <p>In this case, the applicant is proposing a total of 3,402 square feet for the proposed dwelling and garage, equaling a 28.67% lot coverage. This amount exceeds the 25% maximum building coverage permitted by right under the ordinance.</p> <p>Additionally, the subject property’s proximity to White Lake is a relevant consideration. Lot coverage standards help limit impervious surface area and promote stormwater infiltration. Increased impervious surfaces may result in greater surface runoff, which can carry sediments, nutrients, and other pollutants into adjacent water bodies. White Lake is part of the Pettibone Creek sub-watershed, which connects to the Huron River and ultimately Lake Erie. Maintaining lot coverage standards supports responsible stormwater management and helps reduce potential impacts to surface water resources within the broader watershed system, which is generally considered a positive consideration.</p>

<p>v. The proposed design is consistent with the extent to which other developed lots in the subdivision have maintained the setbacks and other required provisions of this Ordinance.</p>	<p>Staff Finding: Along Ridge Road, many newer homes have been constructed on similarly sized lakefront lots over the past 20 years. Front yard setbacks are generally at or beyond the minimum required setback and appear consistent with the applicant’s proposed footprint. Side yard setbacks along this portion of Ridge Road typically range from approximately 5 to 10+ feet, which is also consistent with the applicant’s proposed setbacks.</p> <p>In 2020, the ZBA approved a side yard setback variance at 2355 Ridge Road with a similar lot width of approximately 40 feet, a property located just north of the subject parcel. That approval allowed for construction of a new home with approximately 19 percent coverage.</p>
<p>vi. The nonconforming lot shall meet all other requirements of this Ordinance, which requirements for the purpose of this Section shall be deemed to include reasonable provisions for automobile parking.</p>	<p>Staff Finding: The proposed home will meet all other standards. The design is proposed to have a 3-stall garage and includes adequate paved area for the parking of vehicles.</p>
<p>vii. In no event shall the side yards be less than five (5) feet to permit fire equipment and other emergency vehicles reasonable access and further to prevent the spreading of fire; the Board of Appeals shall not have the right to vary this provision.</p>	<p>Staff Finding: The proposed setbacks are 5.9 ft (south side and existing) and 6.1 ft (north).</p>

Conclusion

The subject property is a legally established nonconforming lot within the England Beach Subdivision, originally platted in 1921. The lot’s narrow width and configuration present limitations typical of lakefront parcels in this subdivision. The applicant is proposing to construct a new single-family dwelling that meets the minimum side yard setback requirement of five feet and is generally consistent with the established pattern of development along Ridge Road, where many homes have been constructed on similarly sized lots with comparable setback conditions.

The proposed development would result in approximately 3,985 square feet of total building coverage, which exceeds the maximum lot coverage otherwise permitted under the ordinance. Lot coverage standards are intended to ensure that structures remain proportional to lot size and to preserve open space for stormwater infiltration and site functionality. The subject property’s location along White Lake further highlights the importance of stormwater management considerations, as the lake is part of the greater Pettibone Creek and Huron River watershed system.

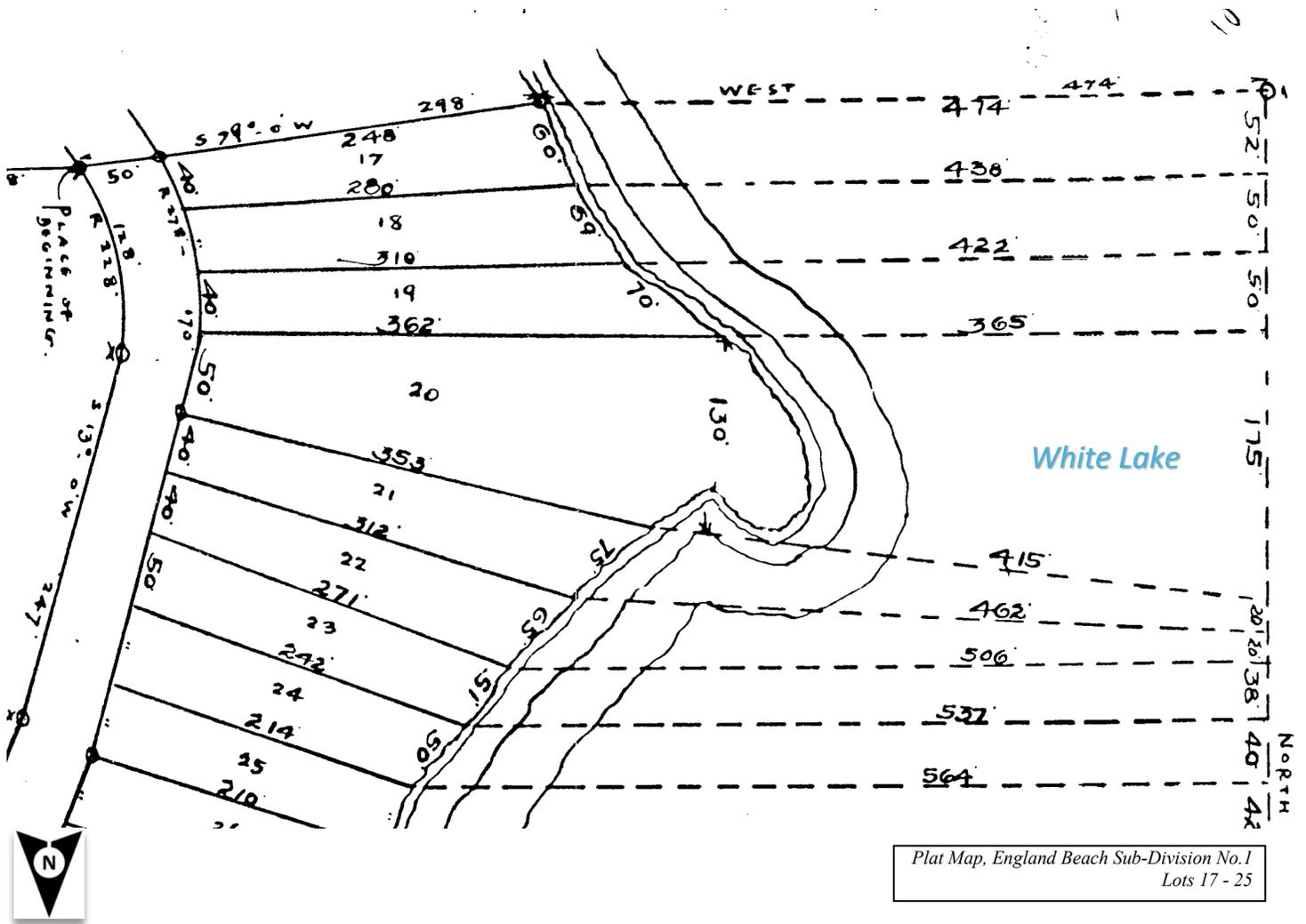
The Zoning Board of Appeals must determine whether the proposed structure represents a reasonable and appropriate use of the nonconforming lot and whether the proposal satisfies the standards outlined in Section 7.27-B of the Zoning Ordinance. In particular, the ZBA should consider the scale of the proposed structure in relation to the size and configuration of the lot, the consistency of the proposed setbacks with surrounding development, and whether the proposal is consistent with the intent of the ordinance and the general character of the neighborhood.

Zoning Board of Appeals Options:

After consideration of the staff report, the facts and findings presented, and all public and applicant testimony, the Zoning Board of Appeals shall make a motion to approve, deny, or postpone the request.

If the ZBA determines that the applicable standards have been satisfied, the motion should be made in the affirmative and should reference the ordinance language to “permit the use of such nonconforming lot,” consistent with Section 7.27-B of the Zoning Ordinance, Nonconforming Lots of Record.

The motion may also include any conditions the ZBA determines are reasonable and necessary to ensure compliance with the intent of the ordinance. Finally if the ZBA is not comfortable making a motion until the design is finalized you also can postpone a decision until a later date.



- LEGEND**
- EX. CATCH BASIN
 - EX. MANHOLE
 - ▽ EX. END SECTION
 - ⊕ EX. OVERFLOW STRUCTURE
 - EX. DOWNSPOUT/ROOF DRAIN
 - EX. CLEANOUT
 - ⊕ EX. WATER WELL
 - ⊕ EX. HYDRANT
 - ⊕ EX. WATER SHUTOFF
 - ⊕ EX. FIRE DEPT. CONNECTION
 - ⊕ EX. IRRIGATION CONTROL VALVE
 - ☆ EX. LIGHTPOLE
 - ⊕ EX. UTILITY POLE
 - ⊕ EX. GUY ANCHOR
 - ⊕ EX. TRAFFIC SIGNAL
 - ⊕ EX. GAS SHUTOFF
 - ⊕ EX. GAS VENT
 - ⊕ EX. HANDHOLE
 - ⊕ EX. PEDESTAL
 - ⊕ EX. TRANSFORMER
 - ⊕ EX. GENERATOR
 - ⊕ EX. GAS METER
 - ⊕ EX. ELECTRIC METER
 - ⊕ EX. ELECTRICAL OUTLET
 - ⊕ EX. UTILITY MARKER
 - ⊕ EX. HVAC
 - ⊕ EX. RAILROAD SIGNAL
 - ⊕ EX. SIGN
 - ⊕ EX. POST/BOLLARD
 - ⊕ EX. FLAGPOLE
 - ⊕ EX. MAILBOX
 - ⊕ EX. PARKING METER
 - ⊕ EX. SATELLITE DISH
 - ⊕ EX. SOIL BORING
 - ⊕ EX. MONITOR WELL
 - FOUND IRON
 - SET IRON
 - EX. BOULDER
 - EX. TREE STUMP
 - EX. TREE
 - ¹⁰²³ EX. TREE TAG & NUMBER

- EX. TREE LINE
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE

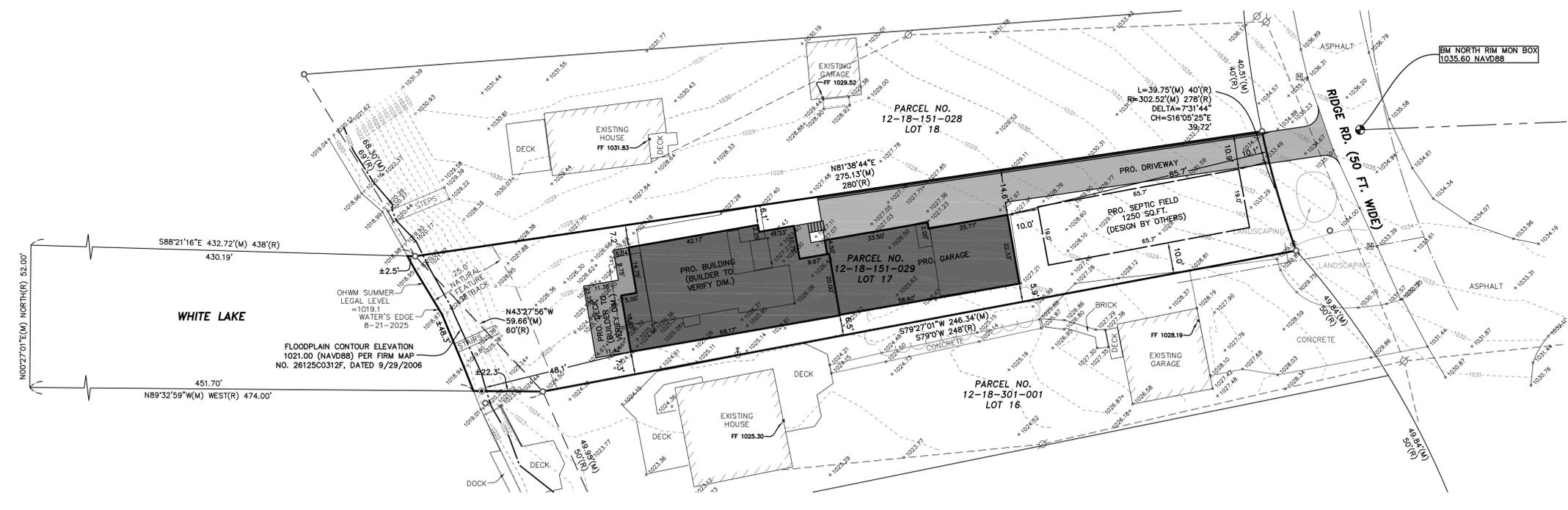
NOTE:
BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE

BENCHMARKS:
NORTH RIM OF MONUMENT BOX APPROXIMATELY 32 FEET EAST OF NORTHEAST PROPERTY CORNER, ELEVATION 1035.60 NAVD88.

DESCRIPTION:
T3N, R8E, SEC 18 ENGLAND BEACH SUB NO 1 LOT 17

LOT COVERAGE:

Lot Area (Upland to Flood Plain)	Sq. Ft.	(%)
Lot Area (Upland to Flood Plain)	11862	100%
Ex. Home	1350	11.4%
Ex. Garage	583	4.9%
Ex. Combined	1933	16.3%
Pro. Footprint	3402	28.7%
Total Additional Coverage	1469	12.4%



John Heikinen

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

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

ALPINE ENGINEERING INC.
CIVIL ENGINEERS & LAND SURVEYORS

RESIDENTIAL SUBDIVISIONS
SITE CONDOMINIUM MULTI-FAMILY LOT PLANS CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS BOUNDARY SURVEYS TOPOGRAPHIC SURVEYS PARCEL SPLITS

COMMERCIAL
SITE PLANNING SITE ENGINEERING INDUSTRIAL & MULTI-UNIT LAND SURVEYING CONSTRUCTION LAYOUT

46892 WEST ROAD SUITE 109 NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPIINE-INC.NET

811
Know what's below
Call before you dig.

CLIENT: DAVID VANASSCHE

SECTION: 18

TOWNSHIP: 3N
RANGE: 8E
WHITE LAKE TOWNSHIP
OAKLAND COUNTY
MICHIGAN

REVISED

2-19-26 PER TWP
1-23-26 PER CLIENT

DATE: 11/21/2025

DRAWN BY: TTP

CHECKED BY: KEH

SCALE: HOR 1" = 20 FT.
VER 1" = 5 FT.

FBK: 458
CHF: BK

1

25-579

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: David VanAssche PHONE: [REDACTED]

ADDRESS: 2305 Ridge Rd White Lake, MI 48383

[REDACTED]

INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: 2305 Ridge Rd White Lake, MI 48383 ZONING: R1D

VALUE OF IMPROVEMENT: \$ N/A SEV OF EXISTING STRUCTURE: \$ 58,601.00/100 DIS
1,771.00/100

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

~~Back Variance~~ ~~Shot Coverage Variance~~

NON-Conforming Lot

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: David VanAssche DATE: 23 January 2026

AFFIDAVIT OF MAILING

STATE OF MICHIGAN

COUNTY OF OAKLAND

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

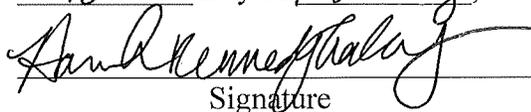
Affiant further states that she placed said envelopes in a government mail receptacle located at the White Lake Township Offices in Michigan on February 10th, 2026.

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



PAIGE MYERS

Subscribed and sworn to me before this
10 Day of February, 2026



Signature

Notary Public, Oakland County, MI

My Commission Expires August 31, 2031

NAME: **2305 RIDGE RD.**

OWNER/OCCUPANT AGENDAS MAILED: **22**