

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Andrew Littman, Staff Planner  
**DATE:** July 8, 2024

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**Agenda item:** 8A  
**Appeal Date:** June 10, 2024  
**Applicant:** Suzanne Sanders  
**Address:** 7774 Pontiac Lake Road  
White Lake, MI 48386  
**Zoning:** SF Suburban Farm  
**Location:** 7774 Pontiac Lake Road  
White Lake, MI 48386

### **Property Description**

The approximately 10-acre parcel identified as 7774 Pontiac Lake Road is zoned SF (Suburban Farm). The existing 2,179 square-foot single-family home on the property (measuring 2,179 square feet) utilizes a private well for potable water and a septic system for sanitation.

### **Applicant's Proposal**

The applicant, Suzanne Sanders, whose daughter is a competitive equestrian jumper, seeks to construct a private 16,128 square-foot indoor equestrian arena (with stables) as an accessory building to her single-family home. The proposed building would have 16-foot-high walls and a 22-foot-high roof (measured at the midline of the roof).

### **Planner's Report**

Article 5.7.C of the Zoning Ordinance limits the height of roofs and walls of accessory buildings to 18 feet for roofs and 14 feet for walls. Therefore, height variances are being requested of 4 feet for the roof and 2 feet for the walls.

It should be noted that staff has been considering to increase the height limitations for accessory buildings/structures in the AG and SF Districts, provided that there are sufficient setbacks from property lines. In this case the setbacks are substantial, and are as follows (measured from the proposed location of the arena to the respective property line):

- North property line: 92 feet
- East property line: 263 feet
- South property line: 87 feet
- Distance to existing residence (to the west): 478 feet

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 5.7.C	Accessory Buildings in Residential Districts	Maximum wall height of 14 feet	2 feet	16-foot-high walls
2	Article 5.7.C	Accessory Buildings in Residential Districts	Maximum building height of 18 feet	4 feet	22-foot-high building height (measured at midline of roof)

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by Suzanne Sanders from Article 5.7.C of the Zoning Ordinance for Parcel Number 12-09-476-008, identified as 7774 Pontiac Lake Road, in order to construct a new accessory building that would exceed the allowable height for the roof by 4 feet and for the walls by 2 feet. This approval is conditional on the applicant obtaining all necessary permits from the White Lake Township Building Division.

**Denial:** I move to deny the variances requested by Suzanne Sanders for Parcel Number 12-09-476-008, identified as 7774 Pontiac Lake Road, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Suzanne Sanders *to a date certain or other triggering mechanism* for Parcel Number 12-09-476-008, identified as 7774 Pontiac Lake Road, to consider comments stated during this public hearing.

**Attachments:**

1. Variance application dated June 10, 2024.
2. Aerial of subject parcel
3. Elevation sketches
4. Sketch plan
5. Roof plans dated May 16, 2024.
6. Letter of denial from the Building Official dated May 21, 2024.

### 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**

Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

APPLICANT'S NAME: Suzanne Sanders PHONE: 248-229-7396  
ADDRESS: 7774 Pontiac Lake Road, White Lake 48386  
APPLICANT'S EMAIL ADDRESS: Sanders.kenneth@att.net  
APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 7774 Pontiac Lake Rd PARCEL # 12-09-476-008  
CURRENT ZONING: \_\_\_\_\_ PARCEL SIZE: 10

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Article 5.1(c)  
VALUE OF IMPROVEMENT: \$ 369,000 SEV OF EXISTING STRUCTURE: \$ \_\_\_\_\_

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: 385 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)  
APPLICANT'S SIGNATURE: [Signature] DATE: 6-10-24

PAID CASH CHECK# 3072

JUN 10 2024

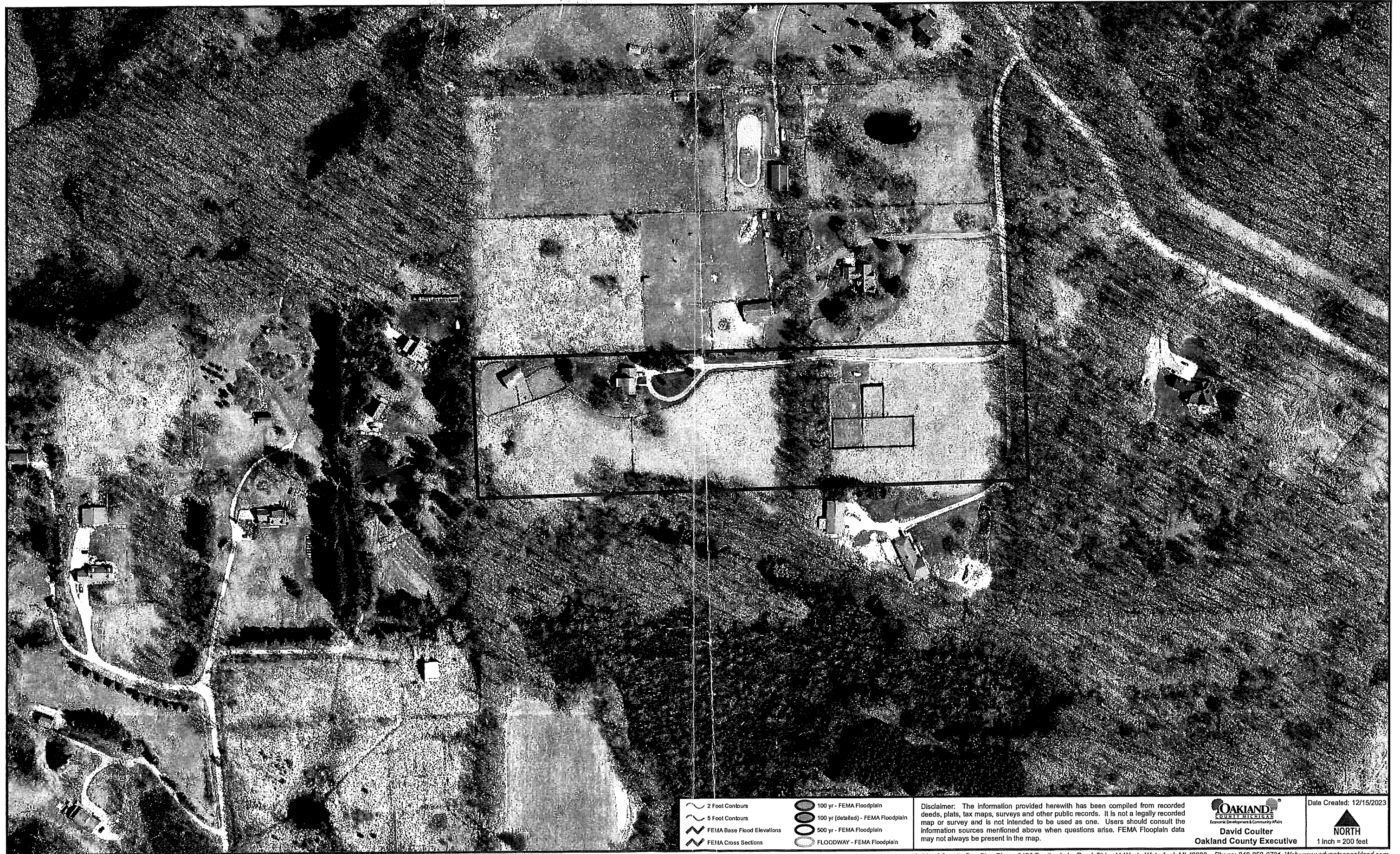
TREASURER  
CHARTER TWP. OF WHITE LAKE

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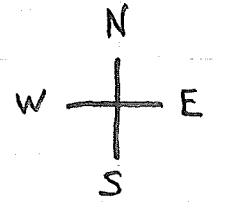
JUN 10 2024

**BUILDING  
DEPARTMENT**

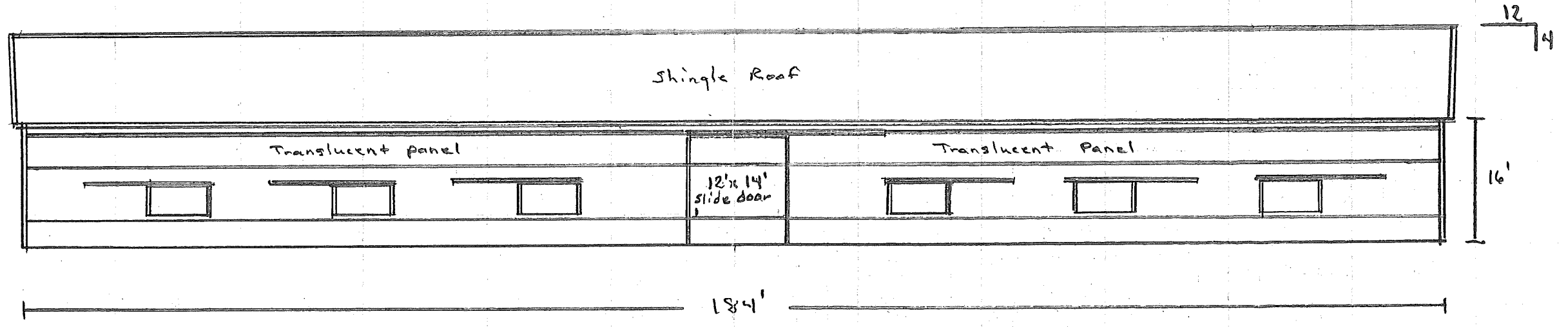
# 7774 Pontiac Lake



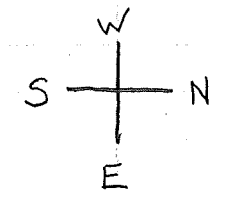
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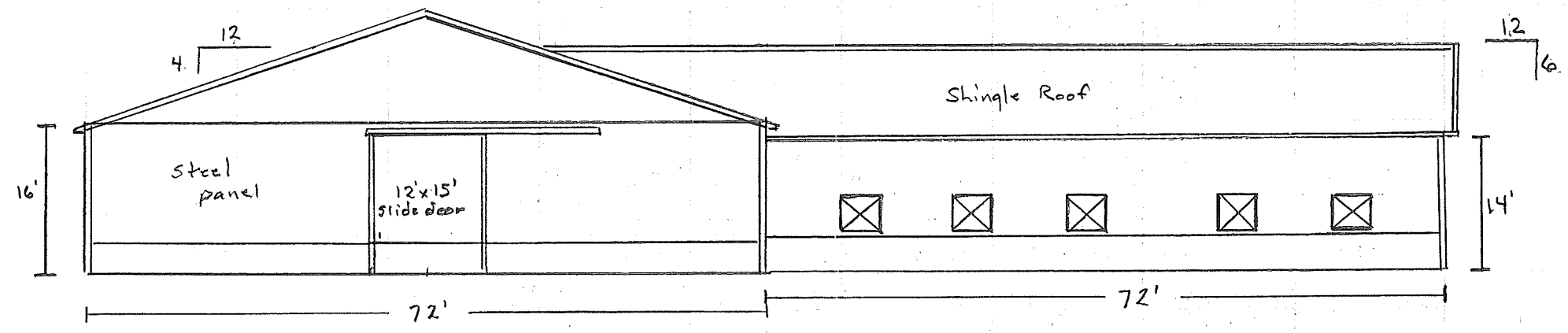
South Elevation



Scale - 1/4" = 4'

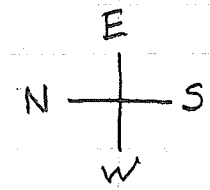


East Elevation

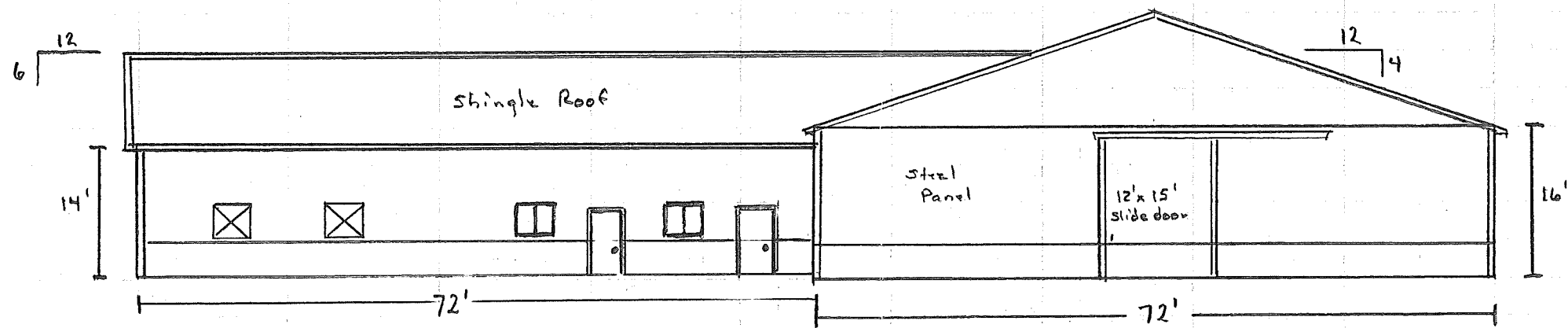


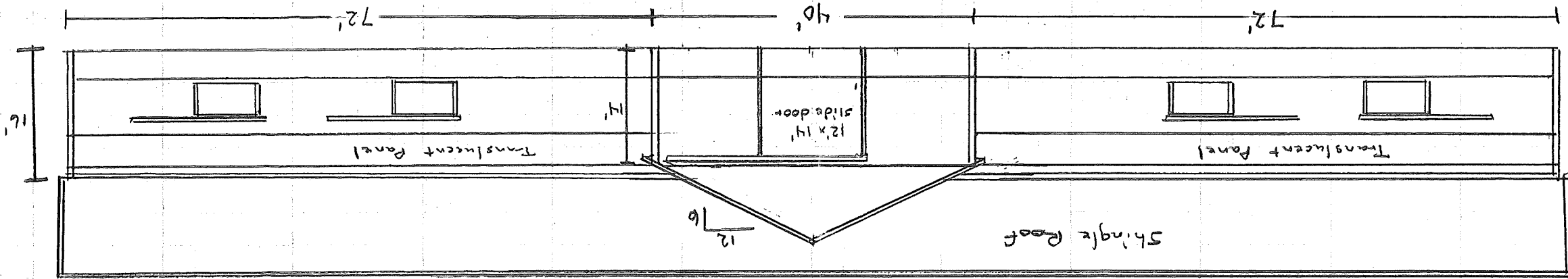


Scale - 1/4" = 4'



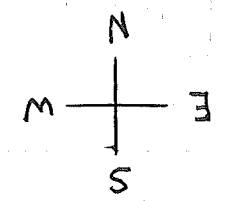
West Elevation

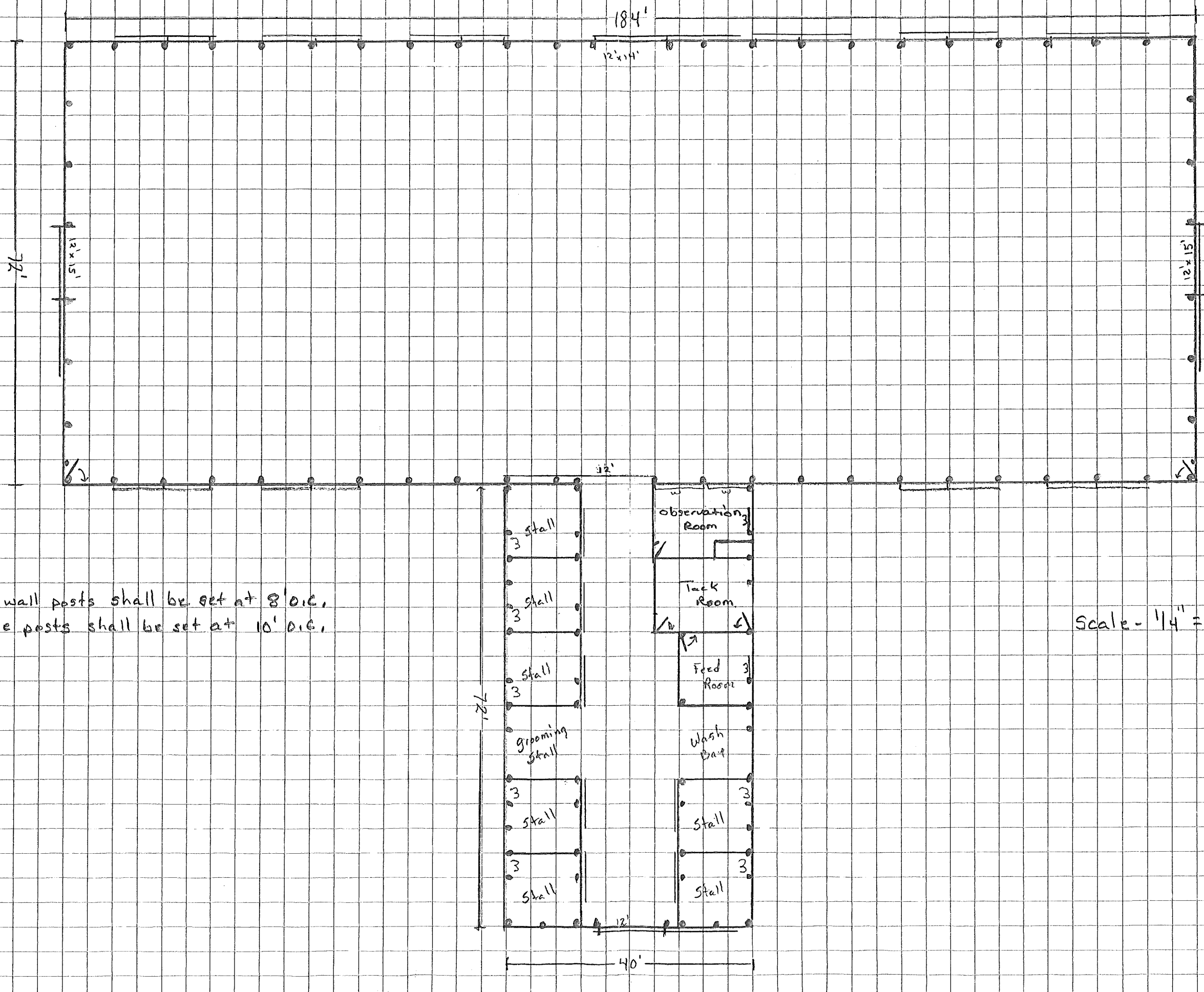




North Elevation

Scale - 1/4" = 4ft



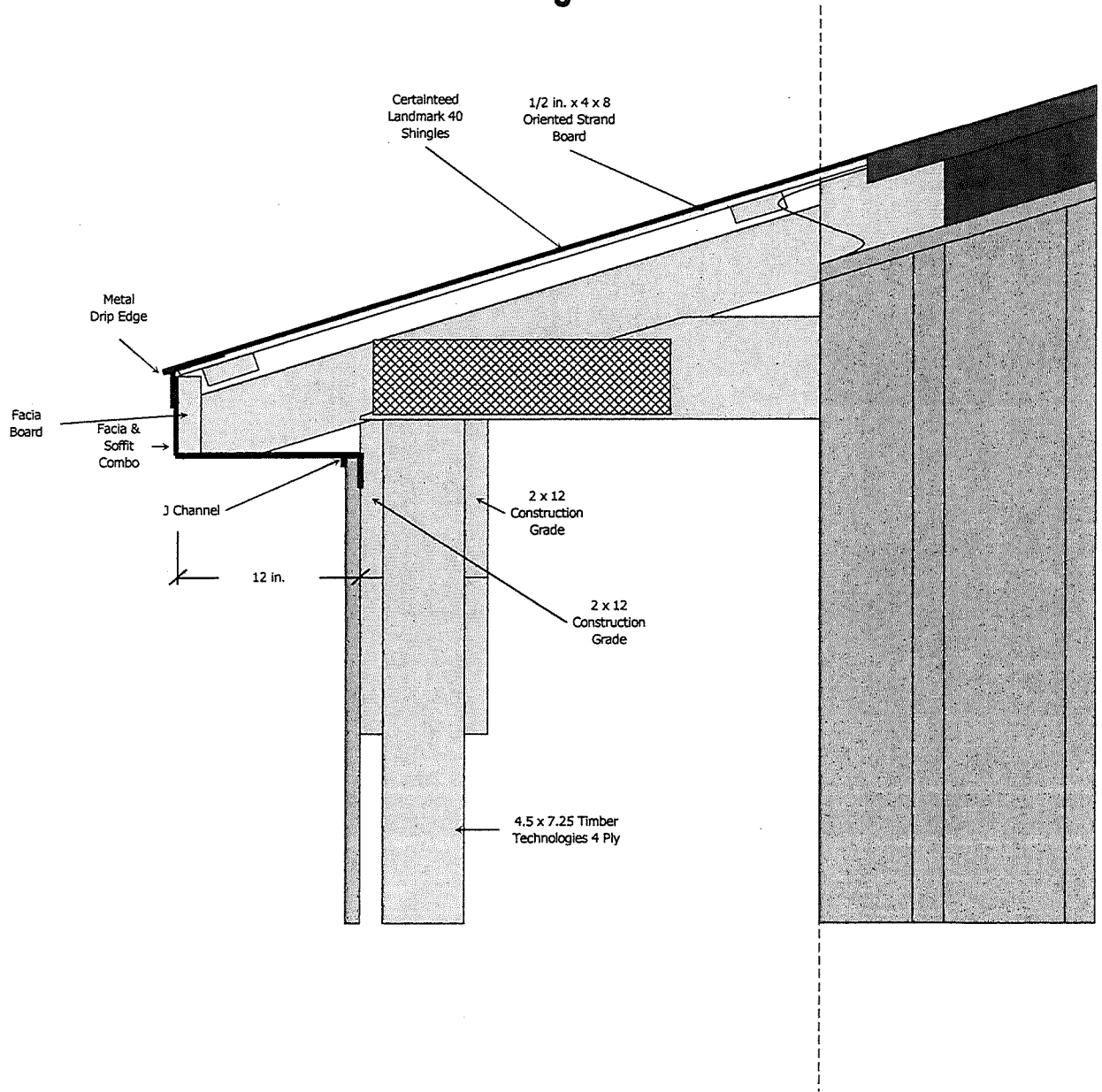


Note: - Sidewall posts shall be set at 8' o.c.  
 - Gable posts shall be set at 10' o.c.

Scale - 1/4" = 4ft

72' x 184' x 16' Arena

### Overhang Detail



## GABLE1 CROSS SECTION

ROOF LAYER 1: 1/2 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD  
 ROOF LAYER 2: CERTAINTEED LANDMARK 40 COLONIAL SLATE SHINGLES

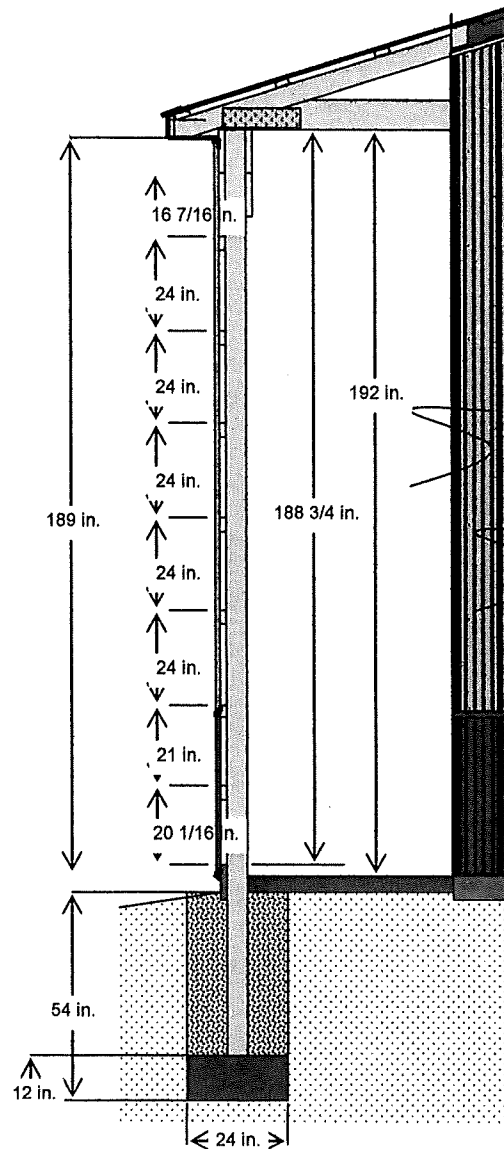
PURLINS: 2 X 4 CONSTRUCTION GRADE FASTENED LAYING FLAT  
 SUB FACIA: 2 X 6 CONSTRUCTION GRADE  
 DRIP FLASHING: M W I - STEEL CHARCOAL 10 FT D STYLE DRIP EDGE  
 FACIA COVERING/UNDEREAVE: DARK GRAY 5-1/2 IN. X 12 IN. X 3 IN. SOF/FAC COMBO 12 IN X 10 FT 0 IN

CORNER POSTS: OHIO TIMBERLAND 3 PLY 4.5 X 5.25  
 INTERMEDIATE POSTS: TIMBER TECHNOLOGIES 4 PLY 4.5 X 7.25 SPACING 8 FT O.C.  
 EXTERIOR CARRIER: CONSTRUCTION GRADE 2 X 12  
 INTERIOR CARRIER: CONSTRUCTION GRADE 2 X 12  
 EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 4  
 WALL LAYER 1: LIGHT GRAY ULTRA 2000 STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 10

SIDING BEGINS 2 5/8 IN. BELOW THE TOP OF SKIRT BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF SKIRT BOARD

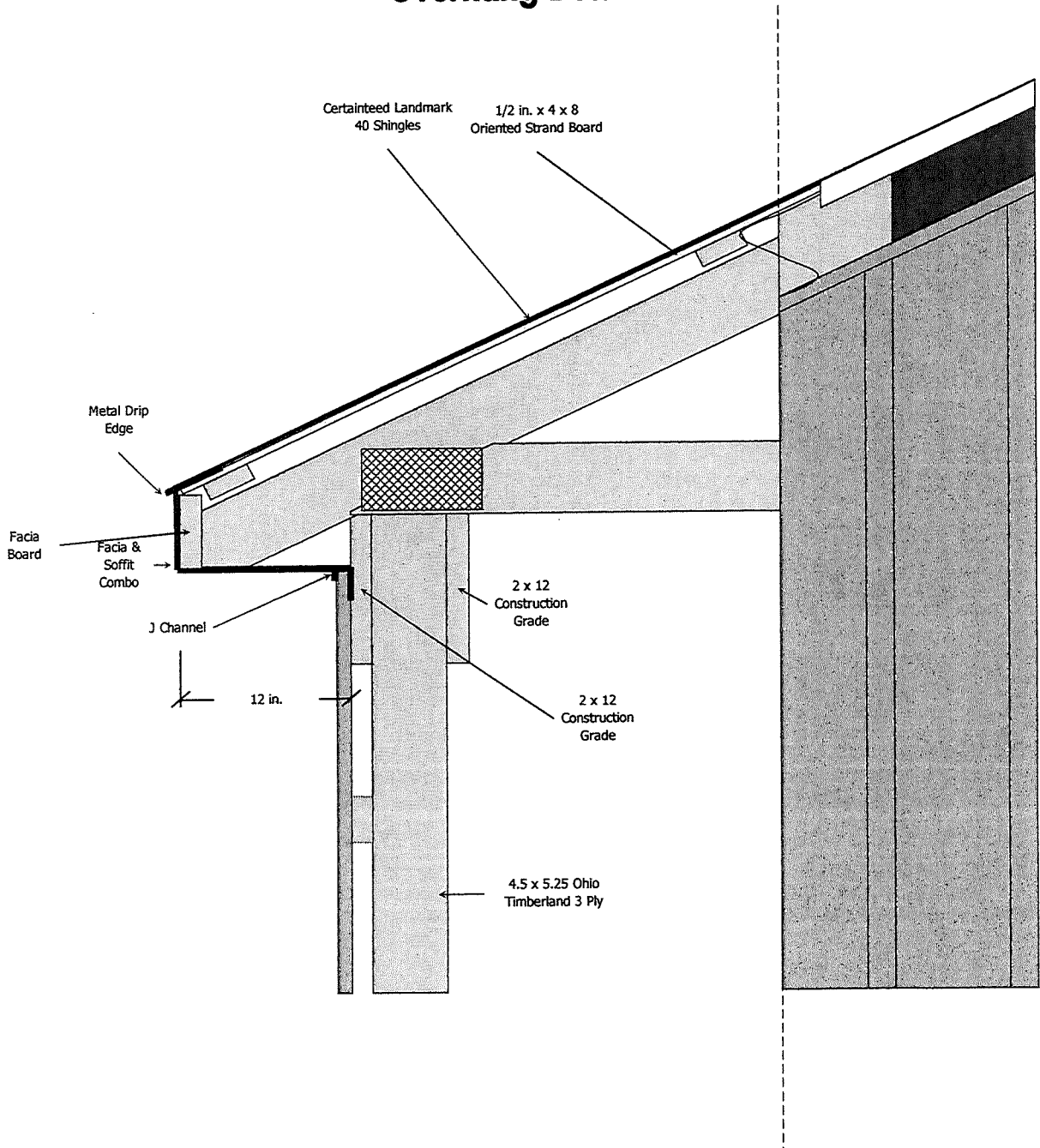


4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-5-12 OR 5 3/4 IN.)  
 TRUSS SPACING: 48 IN. O.C.  
 TRUSS LOADING INFORMATION: TCDL/BCDL/BCDL 47-7-0-10  
 TOTAL TRUSS LOADING = 64 P.S.F.  
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 3 1/4 IN. BELOW THE TOP OF THE SKIRT BOARD  
 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.  
 UNDISTURBED SOIL OR COMPACTED SAND FILL BACKFILL 24 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT  
 24 IN. WIDE X 12 IN. THICK PIER FOOTING USING REDI-MIX CONCRETE WITH MINIMUM STRENGTH/2500 P.S.I.

HEADLINE AND POLE FOOTER DETAIL FOR  
40' x 72' x 14' Stall Barn

## Overhang Detail



# GABLE1 CROSS SECTION

ROOF LAYER 1: 1/2 IN. X 4 FT. X 8 FT. ORIENTED STRAND BOARD  
 ROOF LAYER 2: CERTAINTED LANDMARK 40 COLONIAL SLATE SHINGLES

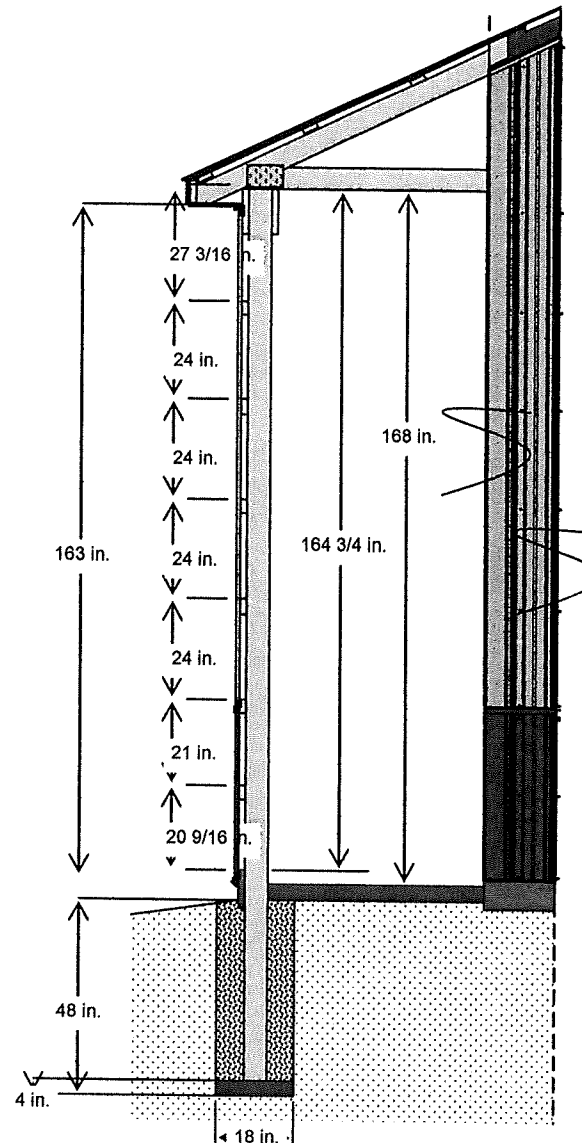
PURLINS: 2 X 4 CONSTRUCTION GRADE FASTENED LAYING FLAT  
 SUB FACIA: 2 X 6 CONSTRUCTION GRADE  
 DRIP FLASHING: DARK GRAY 3 IN. X 5 IN. ANGLE 10 FT 0 IN  
 FACIA COVERING/UNDEREAVE: DARK GRAY 5-1/2 IN. X 12 IN. X 3 IN. SOF/FAC COMBO 12 IN X 10 FT 0 IN

CORNER POSTS: OHIO TIMBERLAND 3 PLY 4.5 X 5.25  
 INTERMEDIATE POSTS: OHIO TIMBERLAND 3 PLY 4.5 X 5.25 SPACING 8 FT O.C.  
 EXTERIOR CARRIER: CONSTRUCTION GRADE 2 X 12  
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 EXTERIOR WALL GIRTS: CONSTRUCTION GRADE 2 X 4  
 WALL LAYER 1: LIGHT GRAY ULTRA 2000 STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 10

SIDING BEGINS 2 3/16 IN. BELOW THE TOP OF SKIRT BOARD

EARTH GRADE BEGINS 7 IN. BELOW THE TOP OF SKIRT BOARD



6/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-6-2 OR 6 1/8 IN.)  
 TRUSS SPACING: 48 IN. O.C.  
 TRUSS LOADING INFORMATION: T CLL/TCDL/BCLL/BCDL 47-7-0-10  
 TOTAL TRUSS LOADING = 64 P.S.F.  
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

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 4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.  
 UNDISTURBED SOIL OR COMPACTED SAND FILL BACKFILL 18 IN. HOLE WITH SAND/GRAVEL FILL & COMPACT  
 18 IN. WIDE X 4 IN. THICK PIER FOOTING USING RED-MIX CONCRETE WITH MINIMUM STRENGTH/2500 P.S.I.

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



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

## WHITE LAKE TOWNSHIP

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

May 21, 2024

Kenneth and Susan Sanders  
7774 Pontiac Lake Rd  
White Lake, MI 48383

RE: Proposed Pole Building

Based on the submitted plans, the proposed building height does not satisfy the White Lake Township Clear Zoning Ordinance for Accessory Structures.

**Article 5.1 (C) of the White Lake Township Clear Zoning Ordinance:** Maximum building wall height of 14 ft and maximum roof height of 18 ft.

The East Elevation indicates the wall height of the proposed structure to be 16 ft, and midline of the roof to be approximately 22 ft.

Approval of the expansion would be subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the June 27<sup>th</sup> Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than May 23<sup>rd</sup> at 4:30 PM. ***Be advised, the ZBA may require a certified boundary and location survey.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township