

**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 15, 2024

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**Agenda item:** 8D

**Appeal Date:** June 25, 2024

**Applicant:** Michael Mocerri, Inc.

**Address:** 25201 Alexa Drive  
Commerce Township, MI 48390

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

**Location:** 2927 Ridge Road  
White Lake, MI 48383

## **Property Description**

The approximately 0.22-acre (9,424 square feet) parcel identified as 2927 Ridge Road is located on White Lake and zoned R1-D (Single Family Residential). The existing single-family home on the property (which is approximately 1,025 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

## **Applicant's Proposal**

The applicant, Michael Mocerri Inc., seeks to demolish an existing single-family home and build a new single-family home measuring 30 feet in height, with setbacks of 20 feet for the front yard and 6 feet for the southern side yard, on a 9,424 square foot lot, with a lot width of 52 feet, and a lot coverage of 30.4 percent.

## **Planner's Report**

The applicant is seeking variances for height, the front yard setback, southern side yard setback, lot size, lot width, and lot coverage. These variance requests can be broken down as follows:

- *Request #1 (Height):* The maximum building height in the R1-D zoning district is “25 feet or 2 stories, whichever is less.” Since the applicant proposes to build a single-family home measuring 30 feet in height, a 5-foot variance is required.
- *Request #2 (Front Yard Setback):* The minimum front yard setback in this zoning district is 30 feet. The applicant's proposed plan has a 20-foot front yard setback, and therefore a 10-foot variance is required.
- *Request #3 (Southern Side Yard Setback):* The minimum side yard setback in this zoning district is “10 feet one side; 20 feet total of two sides.” The applicant is proposing a north side yard setback of 10 feet and south side yard setback of 6 feet. Therefore, a 4-foot variance is required.
- *Request #4 (Lot Size):* The minimum lot size in the R1-D zoning district is 12,000 square feet. Since the subject lot is 9,424 square feet, a 2,576-foot variance is required.
- *Request #5 (Lot Width):* The minimum lot width in this zoning district is 80 feet. The applicant is proposing a lot width of 52 feet, thus a 28-foot variance is required.
- *Request #6 (Lot Coverage):* The new maximum lot coverage percentage in the R-1 District is 25 percent. The applicant is proposing a lot coverage of 30.4 percent. Therefore, a 5.4 percent variance is required.

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 3.1.6.E	Maximum Building Height	25 feet	5 feet	30 feet
2	Article 3.1.6.E	Front yard Setback	30 feet	10 feet	20 feet
3	Article 3.1.6.E	Side Yard Setback (Southern)	10 feet one side; 20 feet total of two sides	4 feet	6 feet
4	Article 3.1.6.E	Minimum Lot Size	12,000 sq. ft.	2,576 Sq. ft.	9,424 Sq. ft.
5	Article 3.1.6.E	Minimum Lot Width	80 feet	28 feet	52 feet
6	Article 3.1.6.E	Maximum Lot Coverage	25%	5.4%	30.4%

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by Michael Mocerri, Inc. from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-18-101-018, identified as 2927 Ridge Road, in order to build a new single-family home that would encroach 10 feet into the required front yard setback, 4 feet into the southern side yard setback, and exceed the allowable building height by 5 feet. A 28-foot variance from the required lot width, 2,576-square-foot variance from the required lot size, and 5.4 percent variance from the maximum lot coverage 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 Division.
- In no event shall the projection of any roof overhang be closer than five feet to the side lot lines.
- No mechanical units, including HVAC system or generator, shall be placed closer than five feet to any side yard lot line.
- A foundation certificate shall be required prior to the backfill inspection by the Building Department.
- An as-built survey shall be required to verify the approved setbacks and lot coverage.

**Denial:** I move to deny the variances requested by Michael Mocerri, Inc. for Parcel Number 12-18-101-018, identified as 2927 Ridge Road, due to the following reason(s):

**Table:** I move to table the variance requests of Michael Mocerri, Inc. for Parcel Number 12-18-101-018, identified as 2927 Ridge Road, to consider comments stated during this public hearing.

**Attachments:**

1. Variance application dated June 25, 2024
2. Letter from Hans Bippus and Denise Bippus to ZBA dated June 24, 2024
3. Plot Plan dated June 24, 2024
4. Proposed Plan/Elevation dated June 25, 2024
5. Letter of denial from the Building Department dated June 20, 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

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: Michael Mocerri Inc PHONE: 248-240-3032

ADDRESS: 25201 Alexa Dr Commerce Twp, Mi 48390

APPLICANT'S EMAIL ADDRESS: mocerri.mike@gmail.com

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

ADDRESS OF AFFECTED PROPERTY: 2927RidgeRd PARCEL # 12 -18-101-018

CURRENT ZONING: R1D PARCEL SIZE: 50 x 192 10,411 sq ft

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: section 3.1.6 sideyard from 10' to 5'  
3.1.6 Hieght from 25' to 30, 3.1.6 front Yard setback from 30' to 20' , Lt coverge 30.4%

VALUE OF IMPROVEMENT: \$ 800,000 SEV OF EXISITING STRUCTURE: \$ 276,030

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

APPLICATION FEE: \_\_\_\_\_ (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE: [Signature] DATE: 6/25/24

RECEIVED

JUN 25 2024

COMMUNITY  
DEVELOPMENT  
DEPARTMENT



Request for Zoning Board of Appeals

Re: 2927 Ridge Rd

Owner:  
Hans Eric Bippus & Denise Bippus  
15908 Oak Park Ct  
Westfield, IN 49074  
C/O Ursula Bippus - Owner

Owner has inherited this property from his Mother  
Owner has grown up in this house as child  
Owner shall be moving back to Michigan and enjoying this new home as their permanent residence  
Owner wishes to demolish existing home & construct a new home on this property

In designing a new home several factors were considered.

1. Minimum lot size, owner seeks a variance *per section 3.1.6* from 80' frontage, 12,000 sq. ft. to the existing lot size of 50' frontage 10,400 sq. ft.
2. Minimum side yard set back of 10' *per section 3.1.6* to a setback of 5' to the structure with roof overhang encroaching 1'4" into the 5' setback net set back from Roof overhang to property line 3'-8"
  - a. 2<sup>nd</sup> floor Cantilevers to extend into the 10' setback areas, max 2'-4" to 7'-8" from property line
  - b. The reasons for 5' set back were to insure a 10' separation between buildings. Code does allow the overhangs to encroach as long they are of fire resistance materials
  - c. Encroach into 10' side yard setback with 4' stairs from deck to grade- net setback 6' at stairs
3. Minimum front yard setback for 30' *per section 3.1.6* to existing front yard setback of 20' garage front lot setback, where 17' currently exists. Based on the slope of the property with the existing retaining walls, owner desires to maintain the existing distance from the rear of house to the top-most retaining wall.
4. Maximum height to mid roof of 25' *per section 3.1.6* to 30' height of new structure
5. Maximum Lot Coverage from *per section 3.1.6* from 20% to 30%

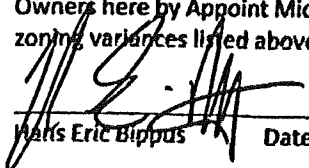
In designing a home of today's standards and amenities these standards could not be met and the owner hereby requests relief from the Zoning Board of appeals in the above matters.

A preliminary plan is attached with a concept home elevation which will be incorporated into the design.

A Topographical survey is also attached showing the existing structure.

A preliminary plot plan will be submitted before the meeting deadline with the proposed house staked per ZBA requirements

Owners here by Appoint Michael Mocerri Inc, Construction Manager to act in our behalf in securing the zoning variances listed above and on the application.

  
Hans Eric Bippus Date 6-24-24

  
Denise Bippus Date 6/24/24

## Authorization Letter

Ursula Bippus  
2927 Ridge Road  
White Lake, Michigan 48383

June 24, 2024

White Lake Township  
Zoning board  
7525 Highland Rd  
White Lake, Michigan 48383

Dear White Lake Township,

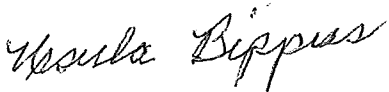
I, Ursula Bippus, hereby authorize Hans Eric Bippus to do the following: Conduct zoning board variance approval process for address 2927 Ridge Rd, White Lake, MI 48383.

The parties have entered into a purchase agreement pending zoning board approval

Thank you in advance for your assistance, and I appreciate your cooperation on this matter. Should you need any further information from me regarding the same, I can be reached at 810.263.1084. This authorization is effective from June 24, 2024 through October 01, 2024.

Best,

By:



Ursula Bippus

Date:

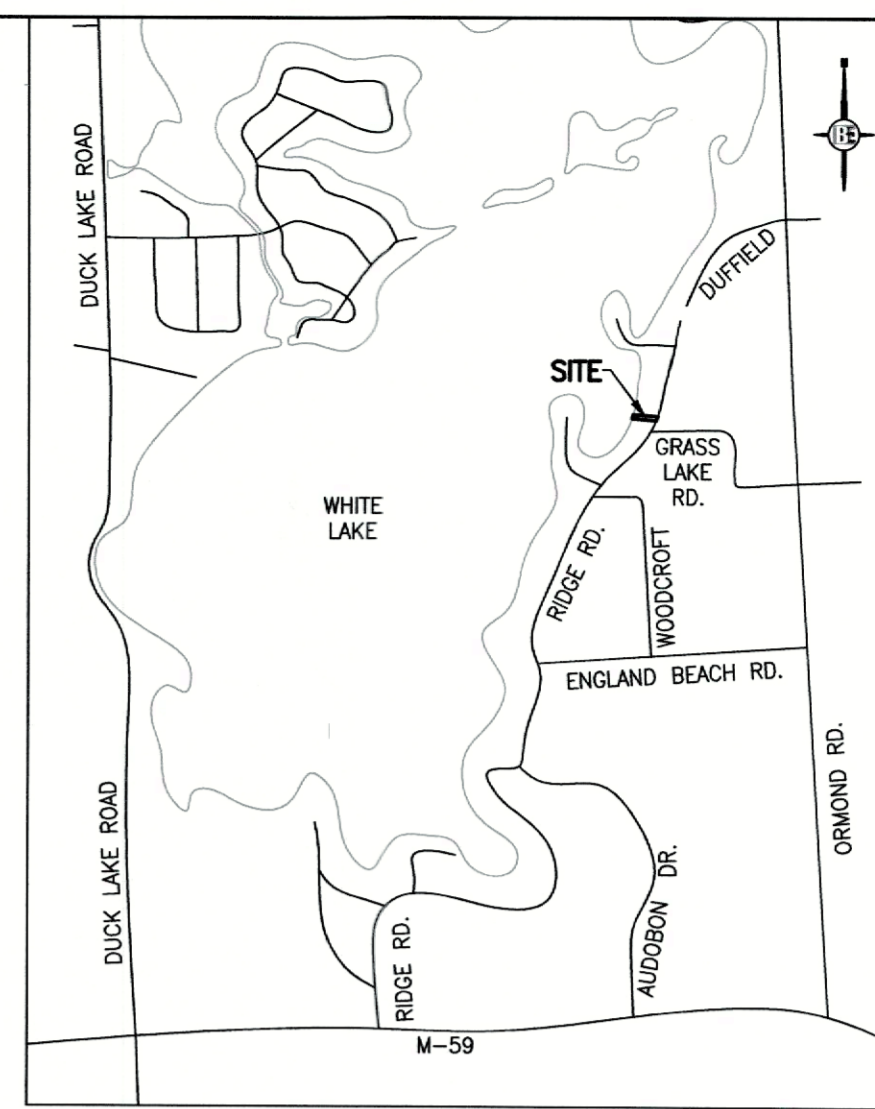
6/24/24

# PLOT PLAN

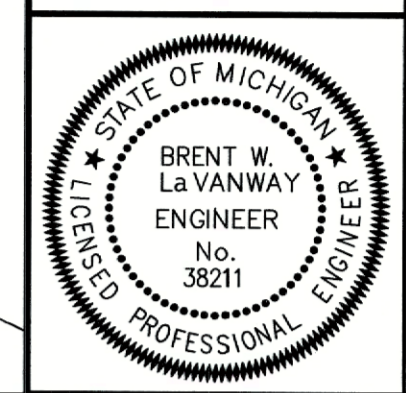
HOUSE AND FLOOR TO FLOOR DIMENSIONS ARE TO BE VERIFIED WITH DETAILED ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

PROPERTY DESCRIPTION PER OAKLAND COUNTY TAX ROLL:  
T3N, R8E, SEC 18 ROLLING ACRES NO 1 LOT 50

**SEPTIC BASIS OF DESIGN:**  
2 BEDROOM HOME X 150 GAL PER BED = 300 GAL/DAY  
ASSUMED SOIL = SANDY LOAM = 0.35 GAL PER SF  
300/0.35 = 857 FT<sup>2</sup>  
PRETREATMENT REDUCTION 40% = 514 FT<sup>2</sup>  
430 FT<sup>2</sup> PROVIDED  
WASTE STRENGTH - DOMESTIC EFFLUENT

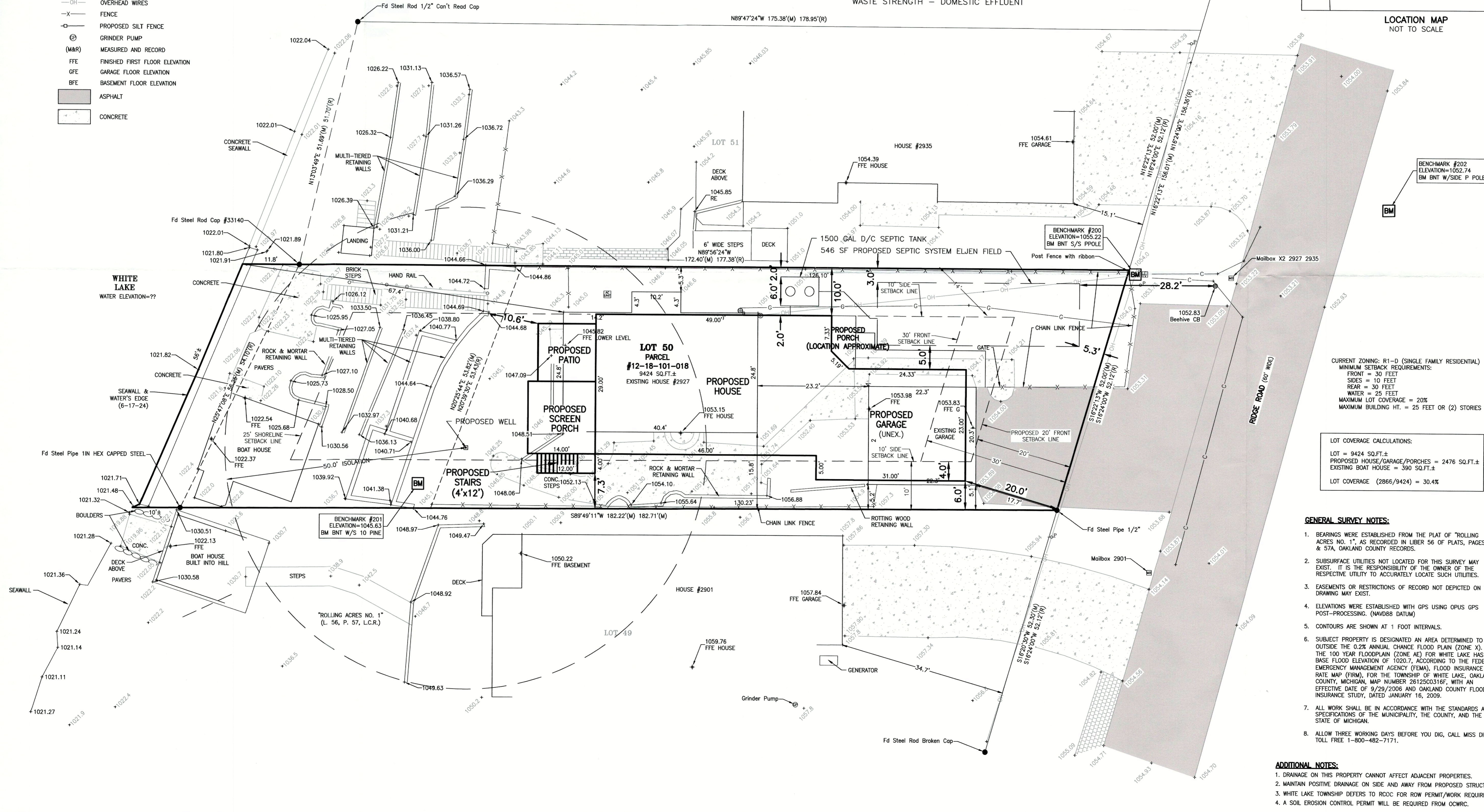
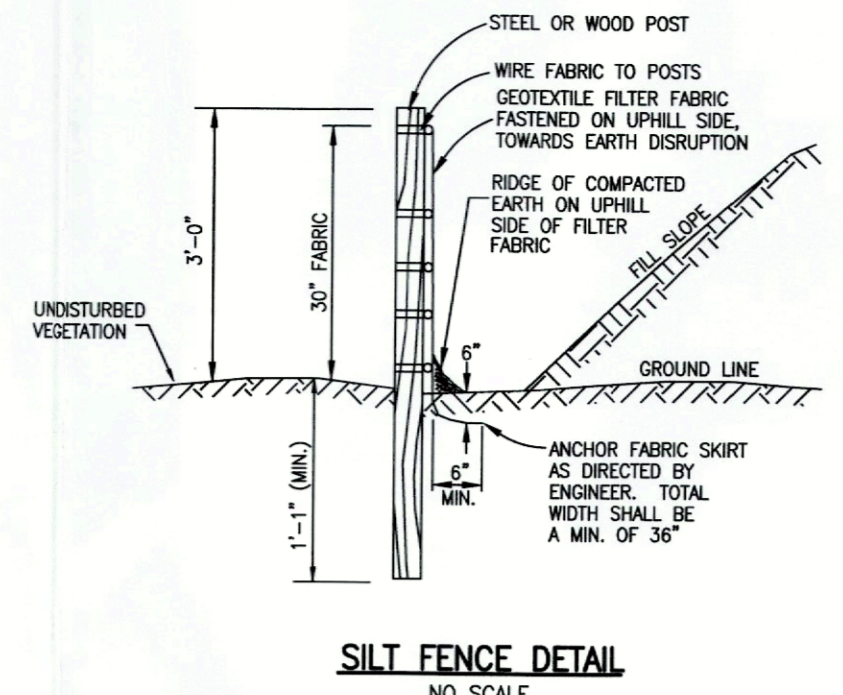
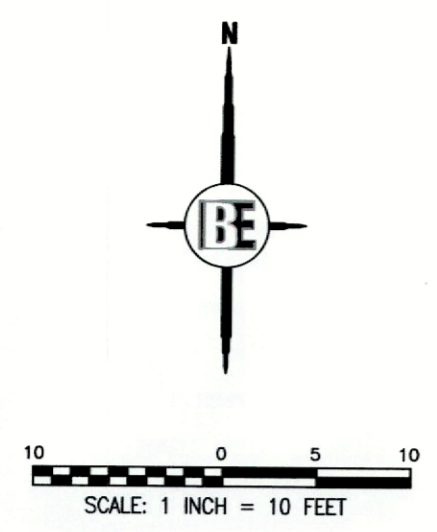


THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS OF THE UTILITY COMPANIES AND THE FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ANY CHANGES TO THE LOCATION OR DEPTH OF UTILITIES SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE.



**BEBOSS Engineering**  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670

- LEGEND**
- FG 971.0 PROPOSED SPOT ELEVATION
  - 900 PROPOSED CONTOUR
  - 900 EXISTING CONTOUR
  - 922.00 EXISTING SPOT ELEVATION
  - BM BENCHMARK
  - STORM DRAINAGE FLOW
  - POWER POLE
  - ELECTRICAL METER
  - AIR CONDITIONING UNIT
  - WELL
  - SEPTIC RISER
  - TELEPHONE RISER
  - GAS METER
  - CABLE TV RISER
  - MAILBOX
  - STEEL ROD SET
  - STEEL ROD OR PIPE FOUND
  - GAS MAIN
  - OVERHEAD WIRES
  - FENCE
  - PROPOSED SILT FENCE
  - GRINDER PUMP
  - MEASURED AND RECORD (M&R)
  - FFE FINISHED FIRST FLOOR ELEVATION
  - GAGE FLOOR ELEVATION
  - BFE BASEMENT FLOOR ELEVATION
  - ASPHALT
  - CONCRETE



CURRENT ZONING: R1-D (SINGLE FAMILY RESIDENTIAL)  
MINIMUM SETBACK REQUIREMENTS:  
FRONT = 30 FEET  
SIDES = 10 FEET  
REAR = 30 FEET  
WATER = 25 FEET  
MAXIMUM LOT COVERAGE = 20%  
MAXIMUM BUILDING HT. = 25 FEET OR (2) STORIES

LOT COVERAGE CALCULATIONS:  
LOT = 9424 SQ.FT.±  
PROPOSED HOUSE/GARAGE/PORCHES = 2476 SQ.FT.±  
EXISTING BOAT HOUSE = 390 SQ.FT.±  
LOT COVERAGE (2866/9424) = 30.4%

- GENERAL SURVEY NOTES:**
- BEARINGS WERE ESTABLISHED FROM THE PLAT OF "ROLLING ACRES NO. 1", AS RECORDED IN LIBER 56 OF PLATS, PAGES 57 & 57A, OAKLAND COUNTY RECORDS.
  - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
  - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
  - ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
  - CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
  - SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN (ZONE X), THE 100 YEAR FLOODPLAIN (ZONE AE) FOR WHITE LAKE HAS A BASE FLOOD ELEVATION OF 1020.7, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN, MAP NUMBER 26125C0316F, WITH AN EFFECTIVE DATE OF 9/29/2006 AND OAKLAND COUNTY FLOOD INSURANCE STUDY, DATED JANUARY 16, 2009.
  - ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
  - ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

- ADDITIONAL NOTES:**
- DRAINAGE ON THIS PROPERTY CANNOT AFFECT ADJACENT PROPERTIES.
  - MAINTAIN POSITIVE DRAINAGE ON SIDE AND AWAY FROM PROPOSED STRUCTURES.
  - WHITE LAKE TOWNSHIP DEFERS TO RCOC FOR ROW PERMIT/WORK REQUIREMENTS.
  - A SOIL EROSION CONTROL PERMIT WILL BE REQUIRED FROM OCWRC.

PROJECT: **LOT 50, ROLLING ACRES NO. 1**

PREPARED FOR: **BIPPUS**  
15908 OAK PARK COURT  
WESTFIELD, MI 48074  
765-639-5233

TITLE: **PLOT PLAN**

NO	BY	REVISION PER	DATE

DRAWN BY: AEB/BW  
FIELD CREW: RR/EL  
CHECKED BY:  
SCALE: 1" = 10'  
JOB NO. 24-203  
DATE 6-25-24  
SHEET NO. **1 OF 1**

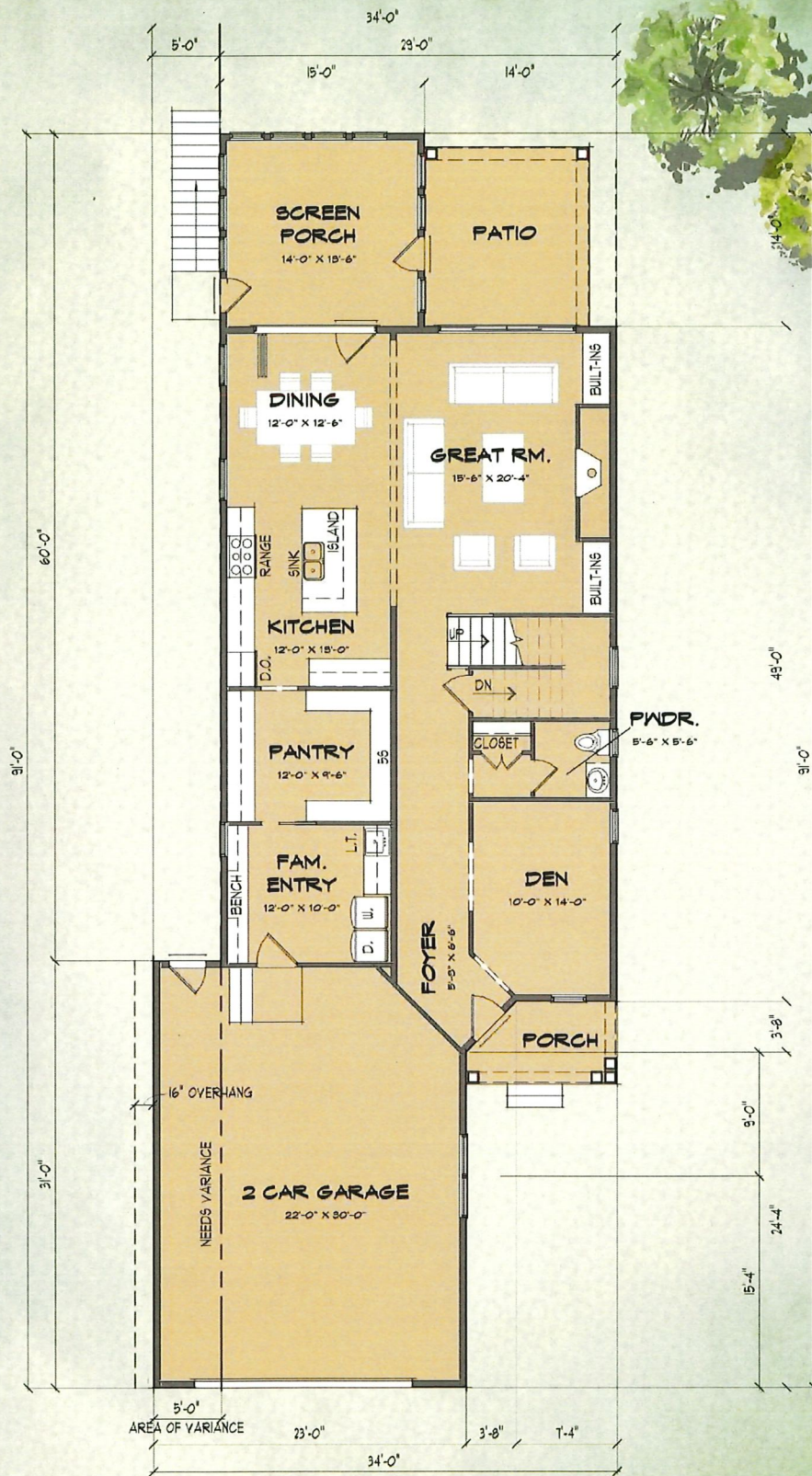


# BIPPUS RESIDENCE

PROPOSED PLAN/ELEVATION

6-25-2024

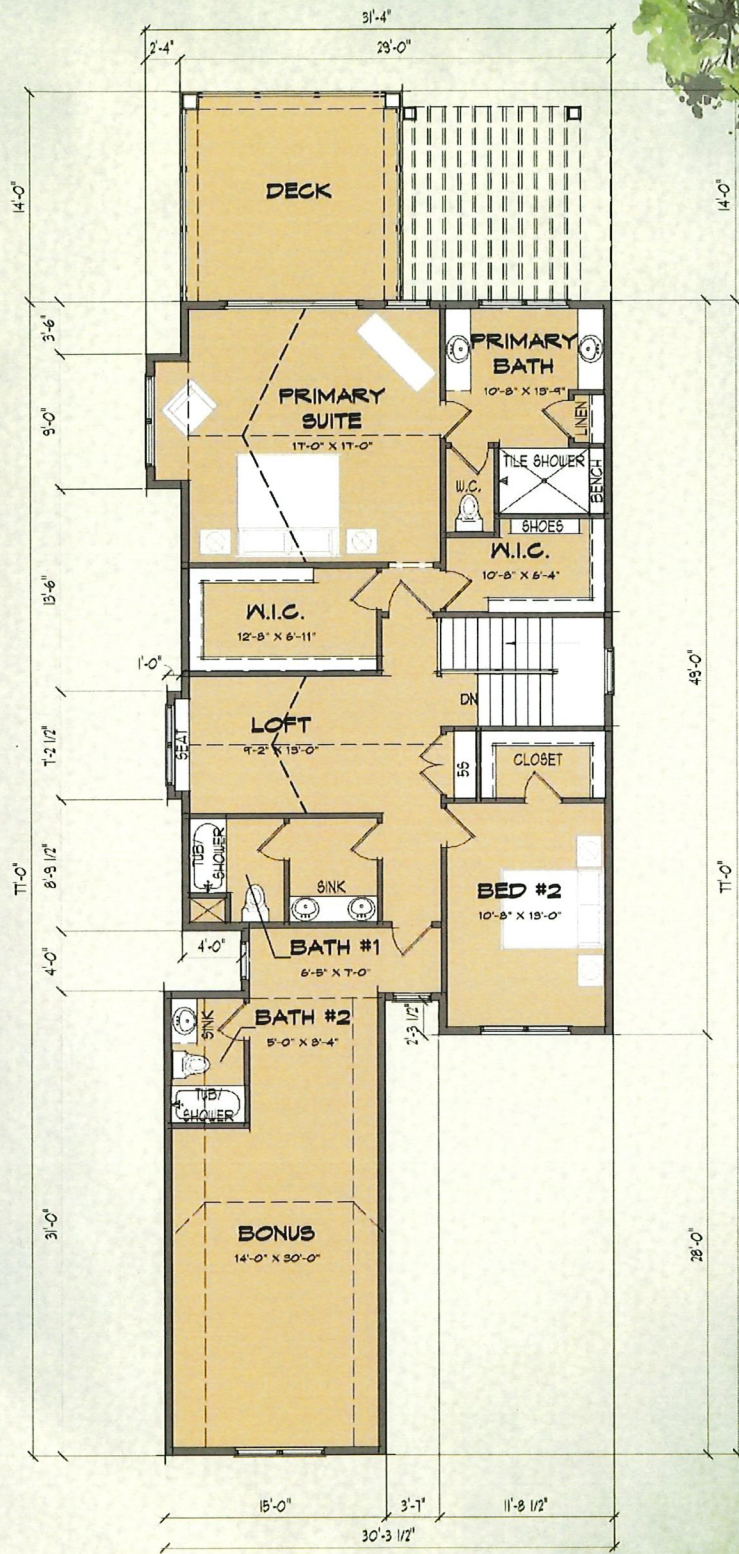




## FIRST FLOOR PLAN

10'-1 1/8" CLG. HT.  
 2 X 6 EXTERIOR WALLS  
 1616 SQ. FT.

LOT COVERAGE  
 ALLOWED: 1874 SF. (20%)  
 PROPOSED: 2512 SF. (27%)



## SECOND FLOOR PLAN

8'-1 1/8" CLG. HT.  
 2 X 6 EXTERIOR WALLS  
 1391 SQ. FT.



PROPOSED LAKEFRONT ELEVATION

ROOF LINES MAY VARY ONCE IN CONSTRUCTION DRAWINGS

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



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

## WHITE LAKE TOWNSHIP

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

June 20, 2024

Hans Eric Bippus  
15908 Oak Park Ct  
Westfield, IN 46074

Re: Proposed Residential Structure at 2927 Ridge

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

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum side yard setback 10 feet each side and total of 20 ft, minimum lot size of 12,000 sq ft, and minimum lot width of 80 ft.

The existing lot and structure are legal non-conforming. The approximate 10,106 sq ft lot contains a residential structure which is planned to be demolished. The submitted permit application for the proposed new structure, indicates a side yard setback of 5 ft on one side, for a total side yard setback of approximately 15 ft. Be aware, **Article 5.3 of the White Lake Township Clear Zoning Ordinance** indicates that any newly constructed projection must not extend into the 5 ft side yard setback. It is not clear from the submitted plans if the proposed structure encroaches the required 30 ft front yard setback, or if it will encroach the required 10 ft separation from the non-conforming accessory structure in the front yard.

Please note that the septic and well for this property must be approved by the Oakland County Health Division before any permits are issued. Also, other than cosmetic, no structural or physical changes can be made to the non-conforming lake house.

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 25<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 27<sup>th</sup> at 4:30 PM. ***Be advised, a certified boundary and location survey showing existing structures, proposed structures, setbacks, well and septic locations, and total lot coverage will be required by the ZBA. The survey must be submitted to the Planning Department a minimum of 3 weeks prior to the meeting.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township