

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Coy Construction PHONE: 248-363-1050
ADDRESS: 1200 Benstein Rd.
[REDACTED]
INTEREST IN PROPERTY: ☐ PROPERTY OWNER ☒ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 2000 Kingston ZONING: _____
VALUE OF IMPROVEMENT: \$ 56,950.00 SEV OF EXISTING STRUCTURE: \$ _____

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

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: *Michael J. McCoy* DATE: 9/11/26

RENÉE SHREVES

OCTOBER 9, 2026

2000 KINGSTON ROAD

WHITE LAKE 48386

AS THE OWNER OF 2000 KINGSTON ROAD - PARCEL NO Y-12-13-155-012
I AM REQUESTING A VARIANCE FROM THE APPLICABLE WATERFRONT
SETBACK REQUIREMENT. I AM REDUCING THE SIZE OF THE
DECK THAT IS CURRENTLY IN PLACE BY 4 FEET FROM THE
WATER. MY MAJOR CONCERN IN REPLACING THE DECK IS
SAFETY NOT ONLY FOR MYSELF BUT FOR ANYONE THAT VISITS.
THE RAILINGS WILL PROVIDE STABILITY AND THE STEP LIGHTING
TO KEEP WALKING AREAS WELL-LIT AND ILLUMINATED. AGAIN,
MY REASONS FOR THE REPLACEMENT DECK ARE:

- SMALLER FOOTPRINT
- SAFETY
- LIGHTING
- BEAUTIFICATION OF THE PROPERTY

THANK YOU FOR YOUR CONSIDERATION

Renée Davis Shreves

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

September 1, 2026

Rene Shreves
2000 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.

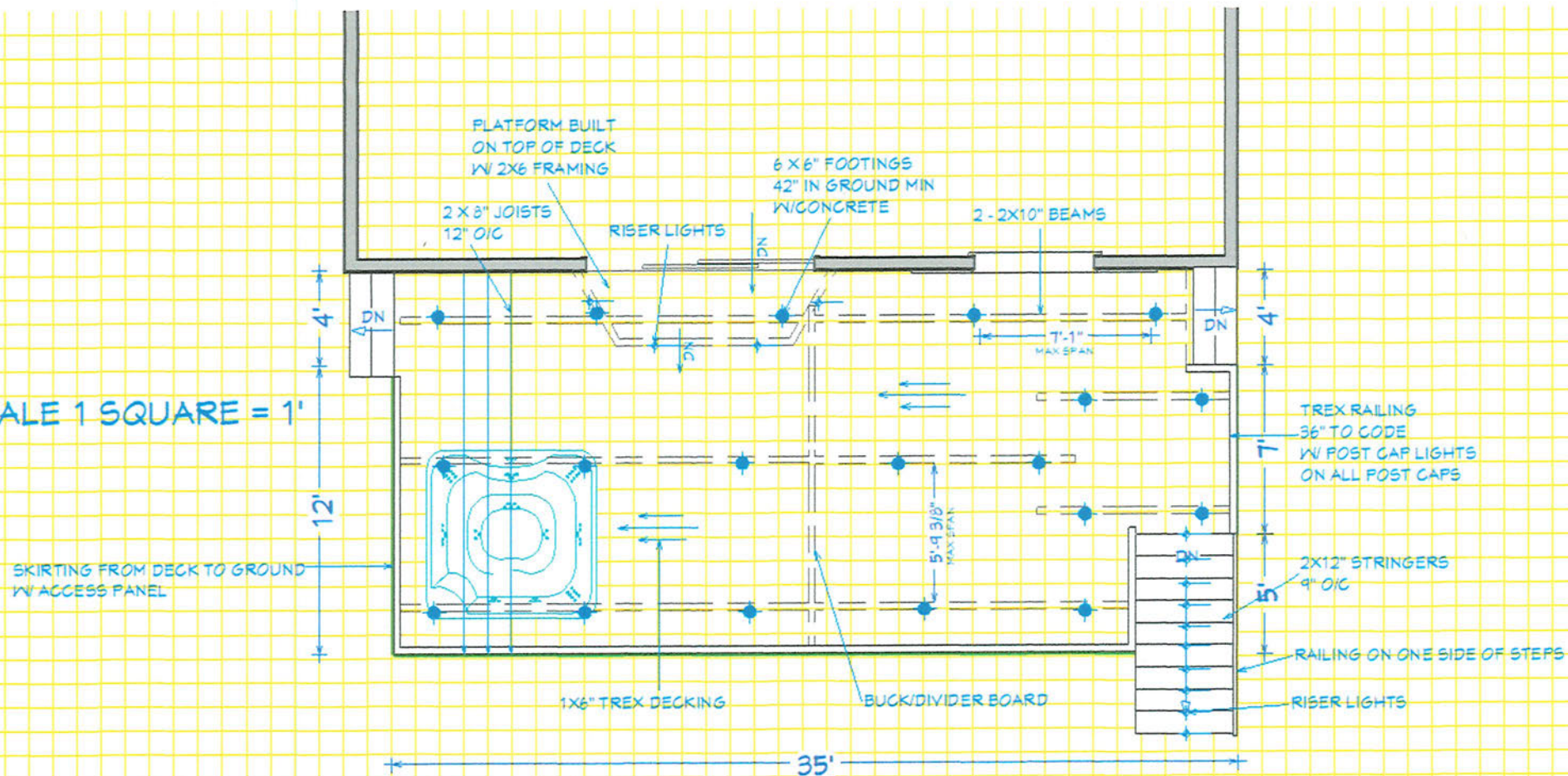
The proposed structure would have an approximate 16 ft setback from the water's edge where a minimum 25 ft setback is required. A grade level deck or deck no greater than 12 inches in height without railings is permitted to extend up to the water's edge. Being that the deck is proposed to be a maximum of 4 ft from grade, it would not meet this provision.

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 September 27th Zoning Board of Appeals (ZBA), complete application must be submitted to the White Lake Township Planning Department no later than September 6th at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

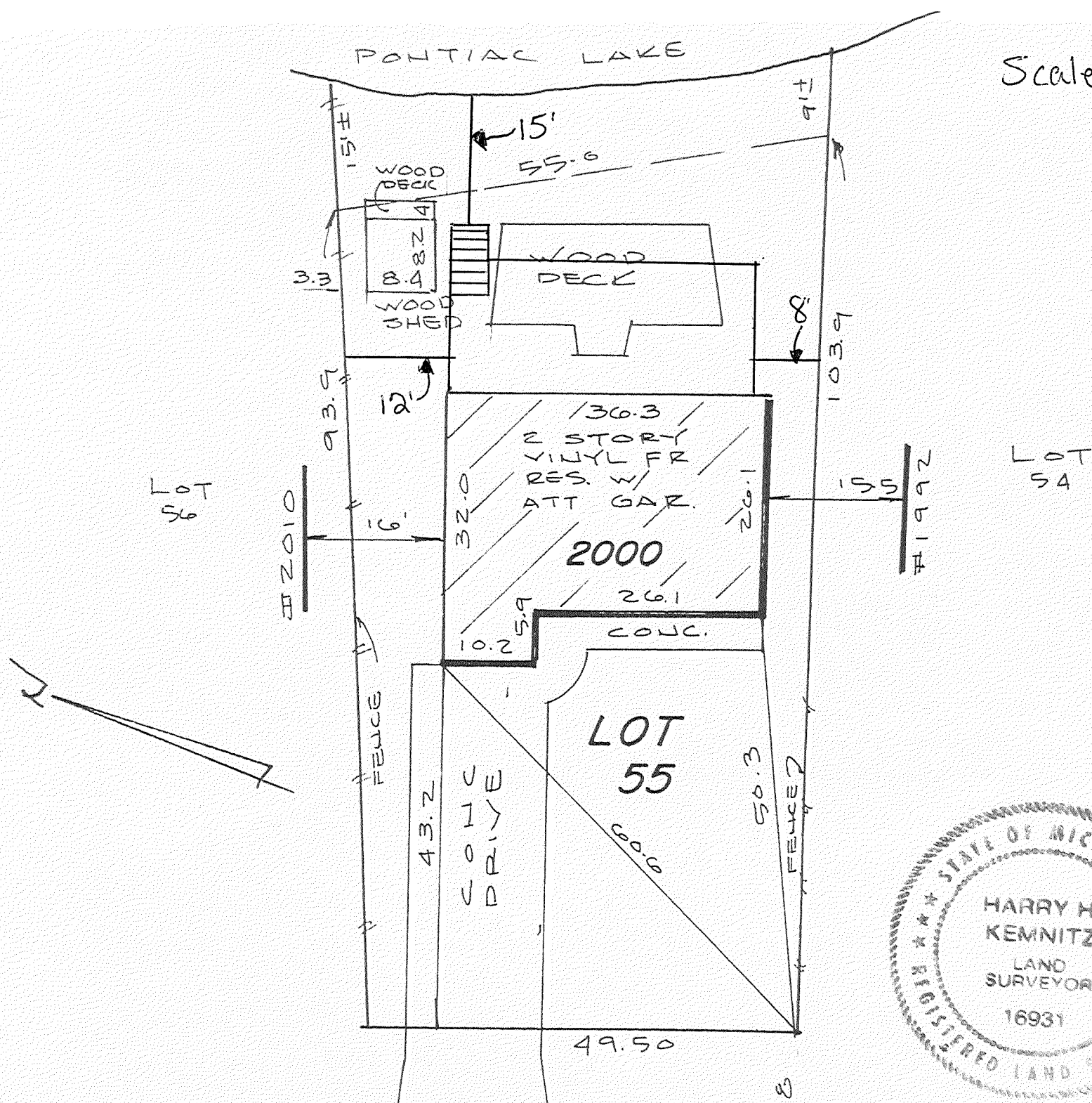
Sincerely,

Nick Spencer, Building Official
White Lake Township

SCALE 1 SQUARE = 1'



Scale $1'' = 16'$



SHREVES TRUST, RENEE D
2000 KINGSTON RD
WHITE LAKE, MI 48386-1613

WHITE LAKE TOWNSHIP

PAYABLE

July 1, 2026 thru September 14, 2026 WITHOUT INTEREST

Please include Parcel ID and phone number on your check.

PARCEL ID NUMBER

Y -12-13-155-012

NOTICE: Verify the Parcel ID number prior to remitting payment. You are responsible if you pay on the wrong parcel.

RETURN UPPER PORTION WITH REMITTANCE WHITE LAKE TOWNSHIP 2026 SCHOOL & COUNTY TAX STATEMENT

FISCAL YEARS	Local & Intermediate Schools	- 07/01/2026 to 06/30/2027
	Community College	- 07/01/2026 to 06/30/2027
	State Education Tax	- 10/01/2026 to 09/30/2027
	County General	- 10/01/2025 to 09/30/2026

PAYABLE JULY 1, 2026 - SEPTEMBER 14, 2026 WITHOUT INTEREST

1% INTEREST AFTER SEPTEMBER 14, 2026

1% INTEREST PER MONTH THEREAFTER

ADDITIONAL 3% PENALTY AFTER FEBRUARY 16, 2027

FAILURE TO RECEIVE BILL DOES NOT WAIVE PENALTY

SHREVES TRUST, RENEE D

2000 KINGSTON RD
WHITE LAKE, MI 48386-1613

THIS IS NOT A BILL IF THE MORTGAGE COMPANY LISTED ABOVE
IS PAYING YOUR TAXES. IF THIS APPLIES, PLEASE RETAIN THIS
ENTIRE BILL FOR YOUR RECORDS.

Property Address

2000 KINGSTON RD
WHITE LAKE, MI 48386-1613

Partial Description of Property

T3N, R8E, SEC 13 ENGLISH VILLAS SUB LOT 55

Y -12-13-155-012

BEGINNING MARCH 2, 2027, all unpaid 2026 taxes must be paid to the Oakland County Treasurer, 1200 N Telegraph Rd, Pontiac MI 48341 with additional penalties. During the month of March, a revised statement from the Township Treasurer must accompany your remittance to the County Treasurer.

BILLING CODE	*P.R.E. TAX BASE	PARCEL ID NUMBER	SCHOOL DISTRICT
	170,040	Y -12-13-155-012	63300
% DECLARED AS P.R.E.	*NON P.R.E. TAX BASE	TAXABLE VALUE	STATE EQUALIZED VALUE
100%	0	170,040	291,230
TAX DESCRIPTION		RATE PER \$1,000	AMOUNT
Administration Fee			36.08
COUNTY OPERATING		3.89940	663.05
ISD ALLOCATED		0.18470	31.40
ISD VOTED		2.92580	497.50
OCC VOTED		1.46330	248.81
STATE EDUCATION		6.00000	1,020.24
SCHOOL OPERATING		17.47160	EXEMPT
SCHOOL DEBT		6.75000	1,147.77

Scan to download our new FREE app!
Stay Updated: Get the latest news, meetings, events, reminders, and more-right on your phone with real time notifications. Receive fast and accurate updates as they happen.



DUE BY SEPTEMBER 14, 2026

RETAIN THIS LOWER PORTION FOR YOUR RECORDS.
YOUR CANCELED CHECK IS YOUR RECEIPT.

TOTAL	INTEREST/PENALTY	TOTAL PAID	BALANCE
3,644.85			3,644.85

*P.R.E. = Principal Residence Exemption

Checks are accepted only as conditional payment. If not honored by bank, tax is unpaid and subject to penalties.



WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

Applicant: Coy Construction, Inc.

Owner: Renee D. Shreves Trust

Address: 2000 Kingston Road, White Lake, Michigan 48386

Parcel Number: 12-13-155-012

Zoning: R1-D, Single Family Residential

Request Summary: Waterfront Setback Variance

Meeting Date: October 22, 2026

Attachments: Application, Proposed Deck Plans, Survey, and Building Division Denial Letter

Project Description

The subject property is located at 2000 Kingston Road and is legally described as Lot 55 of the English Villas Subdivision. The property is improved with an existing two-story single-family residence situated along Pontiac Lake.

The applicant proposes to reconstruct the existing lake-facing deck to create a continuous, level outdoor living area. The existing deck incorporates a step-down to accommodate the declining grade toward Pontiac Lake. The submitted plans depict a deck approximately 35 feet in length and 12 feet in depth, with stairs, railings, and space for a hot tub. Due to the slope of the property, the proposed deck would be elevated as much as



approximately four feet above the surrounding grade.

Section 3.11(Q) of the White Lake Township Zoning Ordinance requires a minimum setback of 25 feet from regulated water features, including lakes. According to the Building Division's review, the proposed deck would be approximately 16 feet from the water's edge, representing a nine-foot encroachment into the required setback.

Although the Ordinance permits grade-level decks no greater than 12 inches in height, without railings, to extend toward the water's edge, the proposed elevated deck would not qualify for that exception. Accordingly, the applicant is requesting a dimensional variance to permit construction of the proposed deck within the required waterfront setback.

Interpretation of Variance vs. Substandard Lot Review

Although the subject property qualifies as a substandard lot due to its limited area and width, staff believes the present request is more appropriately considered as a dimensional variance under Section 7.37 rather than a substandard lot review under Section 7.27.

Substandard lot review is generally intended to address dimensional constraints associated with the development of legally established lots that do not meet current zoning district requirements. These situations typically involve difficulty establishing an appropriate building location while complying with the lot area, width, and yard setback requirements established under Section 3.1.6 for the R1-D Residential District.

In contrast, Section 3.11(Q) establishes a separate setback requirement intended to protect regulated wetlands, lakes, watercourses, and other water features. This standard applies independently of the dimensional requirements of the underlying zoning district and is not specifically related to establishing an appropriate building envelope on a substandard lot.

Accordingly, staff interprets the requested reduction from the required 25-foot waterfront setback as a dimensional variance subject to the review standards of Section 7.37, rather than relief appropriately granted through the substandard lot review provisions of Section 7.27.

The subject property consists of Lot 55 of the English Villas Subdivision, with approximately 55 feet of frontage and an average depth of 117 feet. The parcel is situated along Pontiac Lake and retains its original platted configuration.

Site plan showing property boundaries and structures:

- Top Boundary:** 11.7', 8.5', 26', 4.4', 5.5', 8.5', 11.7'
- Left Boundary:** 10.6', 8', 16'
- Right Boundary:** 12', 10', 13'
- Internal Dimensions:**
 - 10', 25', 26', 10', 19.5', 10', 6', 24', 19.5'
- Structures and Areas:**
 - TDK 328.9 sf** (Top right)
 - TDK 290.5 sf** (Middle left)
 - Hot Tub Area NY** (Top right, adjacent to TDK 328.9 sf)
 - SHED/W 48.0 sf** (Left side)
 - 2 STY/CRAWL/FR 125.0 sf** (Top left)
 - 2 STY/SLAB/FR 195.0 sf** (Middle left)
 - 2 STY/CRAWL/FR 676.0 sf** (Center)
 - CCP 24.0 sf** (Bottom left)
 - 2004 1 STY/BIG/FR 468.0 sf** (Bottom right)
 - GAR/FR/FIN 468.0 sf** (Bottom right)

The property has remained in single-family residential use and is currently developed with a dwelling, attached garage, and associated outdoor improvements.

The property is currently improved with an existing lake-facing deck that incorporates a step-down to accommodate the declining grade toward Pontiac Lake. Although the existing deck is located within the required 25-foot waterfront setback and is considered legally nonconforming, its lower-level configuration more closely reflects the intent of Section 3.11(Q), which permits grade-level decks no greater than 12 inches in height, without railings, to extend closer to the water's edge. The existing deck does not fully satisfy this exception, but its stepped design is more consistent with the Ordinance's allowance for lower-profile improvements near the waterfront than the proposed elevated configuration.

The property's limited dimensions and declining grade present challenges to constructing a continuous deck surface. However, the existing stepped deck demonstrates that outdoor recreational space can be accommodated through a design that responds to the site's

topography. The Zoning Board of Appeals should therefore consider whether the desire for a single-level deck constitutes a practical difficulty under Section 7.37, particularly when an alternative configuration already exists that more closely reflects the intent of the waterfront setback requirements.

Conclusion

The proposed deck reconstruction would improve the functionality of the existing outdoor living area while increasing the height of the structure within the required waterfront setback. The property's limited dimensions and declining grade are relevant considerations in evaluating the request, as is the ability to maintain a stepped or lower-level deck configuration that more closely reflects the intent of Section 3.11(Q).

The Zoning Board of Appeals should determine whether these circumstances establish a practical difficulty under Section 7.37 and whether the requested nine-foot reduction is justified in relation to the purpose of the waterfront setback requirement.

Motion of Approval

I move to approve the requested waterfront setback variance for the property located at 2000 Kingston Road, Parcel 12-13-155-012, pursuant to Section 7.37 of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing lake-facing deck with a setback of approximately 16 feet from the water's edge, where 25 feet is required under Section 3.11(Q), having found that the applicant satisfies the applicable criteria for granting a dimensional variance.

Approval is granted subject to the following conditions:

1. The proposed deck shall be constructed substantially in accordance with the plans submitted with the variance application, maintaining a minimum setback of 16 feet from the water's edge.
2. The approval shall be limited to the proposed deck reconstruction and shall not authorize any additional expansion or encroachment into the required waterfront setback beyond the approved plans.
3. Any future proposal to increase the approved deck footprint, height, or encroachment into the required waterfront setback shall require Township review and may require additional Zoning Board of Appeals approval. Modifications that reduce the approved footprint, height, or setback encroachment may be approved

administratively by Township staff, provided all other applicable ordinance requirements are met.

4. The applicant shall obtain all required Township permits and comply with applicable building, construction, and other ordinance requirements.

Motion of Denial

I move to deny the requested waterfront setback variance for the property located at 2000 Kingston Road, Parcel 12-13-155-012, pursuant to Section 7.37 of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing lake-facing deck with a setback of approximately 16 feet from the water's edge, where 25 feet is required under Section 3.11(Q), having found that the request does not satisfy one or more of the applicable standards for granting a dimensional variance.

Denial is based upon the Zoning Board of Appeals' determination that the following standards have not been satisfied:

[Identify the applicable standard(s) under Section 7.37 and state the Board's findings on the record.]

The Board finds that the deficiencies identified above are sufficient to prevent approval of the requested variance as submitted.

October 10, 2026

White Lake Township Community Development Department
7525 Highland Rd.
White Lake, MI 48383

RE: Parcel No. Y-12-13-155-012; 2000 Kingston St.

Dear Members of the Board,

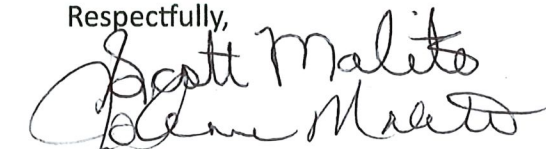
We are in favor of the proposed residential deck construction at 2000 Kingston Road. We understand there are waterfront setback requirements of the White Lake Township Clear Zoning Ordinance.

We appreciate the township concerns over placement of residential decks in relation to water quality and access. The residents' current deck does not prevent water access or interruptions to the water quality or access. The residents take excellent care of their property. They abide by the White Lake Township permit processes. There are other decks in the neighborhood that are very close to the water. The proposed deck at 2000 Kinston would enhance their waterfront property and access to the lake.

Based on the above reasons, we approve our neighbor's construction of residential deck at their property at 2000 Kingston St.

We respectfully request the Board to approve this construction without delay.

Respectfully,

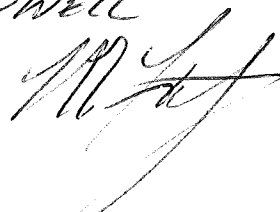

Scott & JoAnne Malito
1986 Kingston St.
White Lake, Mi 48386
773-520-7454

RECEIVED
OCT 13 2026
BUILDING DEPARTMENT

TO: White Lake Zoning Board

RE: 2000 Kingston Road – Parcel No. Y-12-13-155-012

We are writing to provide our unequivocal support for our next-door neighbor for the construction of a new deck. We know this will be an enhancement to our neighborhood and provide much needed safety features for our neighbors.

GRETCHEN CALDWELL
MARK FLUSTY 

1994 Kingston Road

White Lake, MI 48386