

**TO:** Zoning Board of Appeals

**FROM:** David J. Waligora, AICP, Senior Planner

**DATE:** June 16, 2026

**RE:** **4314 Jackson Blvd: Variance request for Front and Side Yard Setback for proposed Garage Addition**

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**Agenda item:** 8A

**Appeal Date:** June 25, 2026

**Applicant:** Lamar/Christina Gergis  
4314 Jackson Blvd  
White Lake, MI 48383

**Owner:** Lamar/Christina Gergis

**Address:** 4314 Jackson Blvd

**Parcel #:** 12-07-328-015

**Location:** West of Ormond Rd  
and Jackson Blvd, on  
the north shore of  
White Lake

**Zoning:** R1-C, Single Family  
Residential



### Attachments

1. Application
2. Land Survey/Site Plan

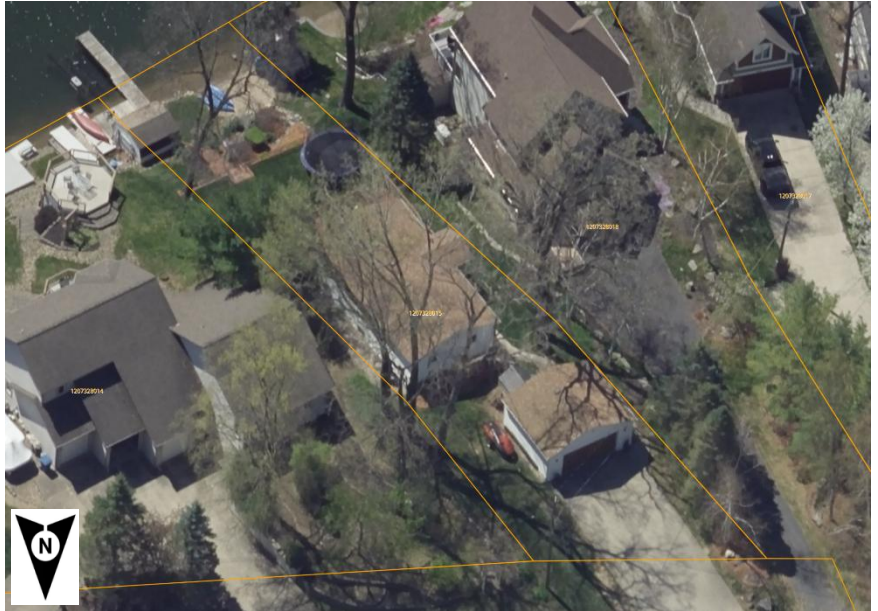
## Property Description and Platting History

The subject property is located at 4314 Jackson Boulevard, White Lake Township, Michigan, and is identified as Parcel No. 12-07-328-015. The property is zoned R1-C, Single Family Residential, and contains an existing single-family dwelling, detached garage, and associated residential improvements.

The parcel is located on the north shore of White Lake within an established lakefront residential neighborhood situated on a peninsula extending into the lake. The subject property contains approximately 0.23 acres (10,062 square feet) and approximately 57 feet of frontage along Jackson Boulevard. The parcel is substantially smaller than the minimum 16,000 square foot lot area required within the R1-C District and is characterized by a narrowing lot width, elongated configuration, and limited buildable area resulting from its location between Jackson Boulevard and White Lake.

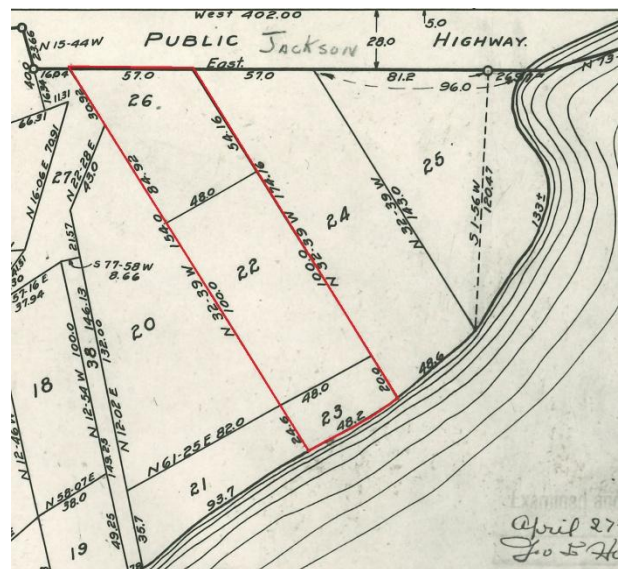
The property is improved with a single-family ranch dwelling constructed in 1968, replacing a smaller cottage believed to date to the 1950s, and a detached garage constructed in approximately 1986.

The existing residence is legally nonconforming with respect to current setback requirements and occupies a significant portion of the available buildable area on the parcel. The property is served by a private well and onsite septic system and is currently undergoing review for installation of a replacement septic treatment system.



In 1932, the area was formally subdivided as Supervisor's Plat No. 1, establishing the cottage lots that continue to define the peninsula today. The property consists of Lots 22 and 23, together with Lot 26, of Supervisor's Plat No. 1.

As illustrated in the adjoining plat excerpt, the subject property is comprised of two original 48-foot-wide lakefront lots together with Lot 26, which provided access to Jackson Boulevard.



Historic aerial photography from 1974 shows the peninsula largely developed with seasonal cottages, while more recent aerial imagery documents the gradual transition to a year-round residential neighborhood through additions, renovations, and redevelopment.

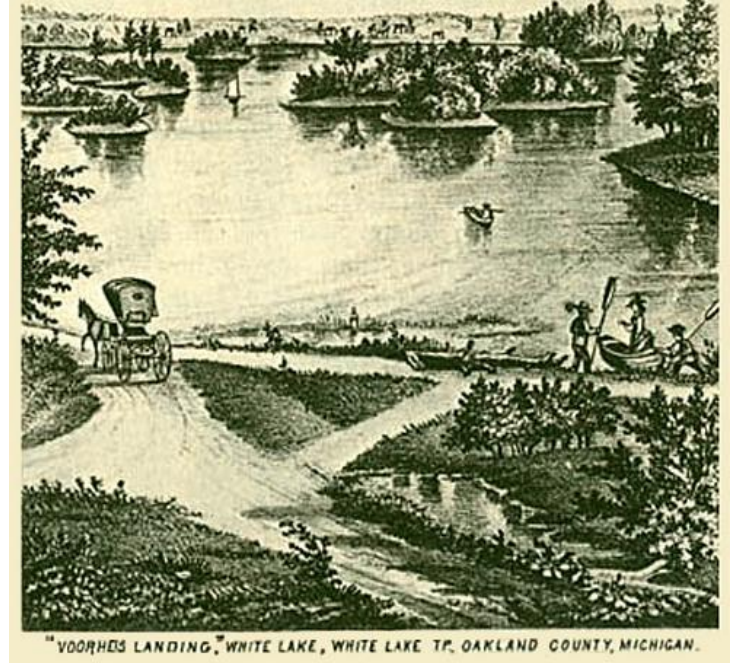


## Native American and White Lake's Recreational History

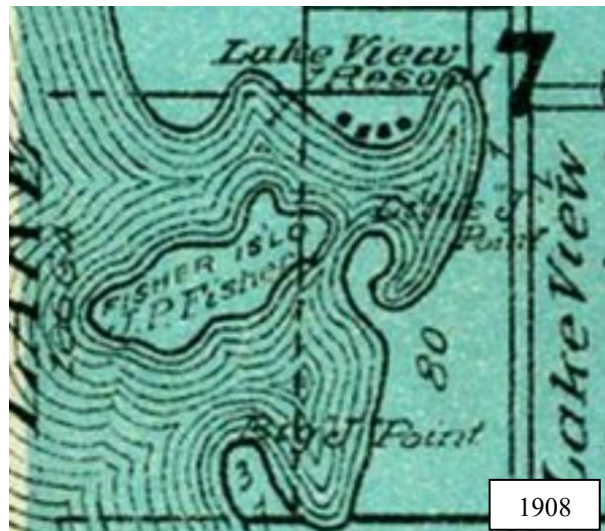
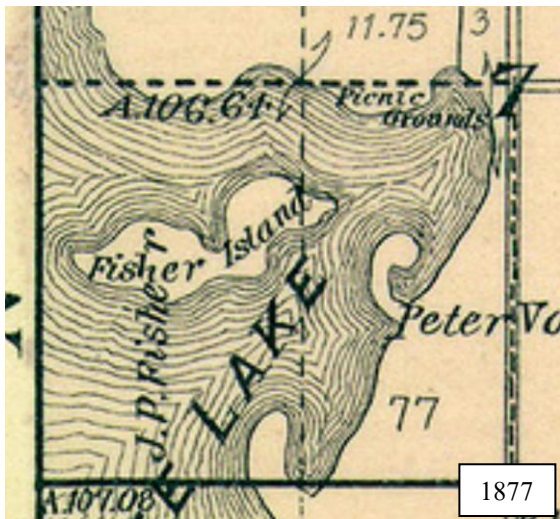
Prior to European settlement, White Lake served as a seasonal gathering place for Native American tribes, including the Potawatomi, Ottawa, and Chippewa. Historic accounts describe the lake as a favored camping area due to its clear waters, abundant fisheries, and scenic shoreline. An Indian encampment reportedly remained on the shores of White Lake during the earliest years of pioneer settlement in the 1830s.

By the 1830s, pioneer families including Olmsted, Garner, and Voorheis had established farms and homes within the White Lake Settlement located north of the lake near present-day White Lake Road and Ormond Road. While the settlement developed as the township's commercial and civic center, the shoreline remained an important destination.

One notable landmark was **Voorheis Landing**, described in 1877 as one of the most pleasant locations in the township, offering sandy beaches and expansive views across White Lake. The county history further noted that excursion and picnic parties regularly visited the lake for fishing, rowing, sailing, and other leisure activities.



Historic mapping demonstrates that the peninsula's recreational role was established well before its subdivision into cottage lots. The 1872 Oakland County Atlas identifies the peninsula as "Picnic Grounds," indicating that it had already become a recognized recreational destination. By 1908, the same peninsula was identified as "Lake View Resort" and contained several structures, illustrating its evolution from a community picnic area into a developed resort property. In 1932, the property was formally subdivided as Supervisors Plat No. 1, creating the narrow lakefront cottage lots that continue to define the peninsula today. Together, these sources document the peninsula's evolution from a Native American gathering place to a recreational destination, resort property, and ultimately the residential lakefront neighborhood that exists today.

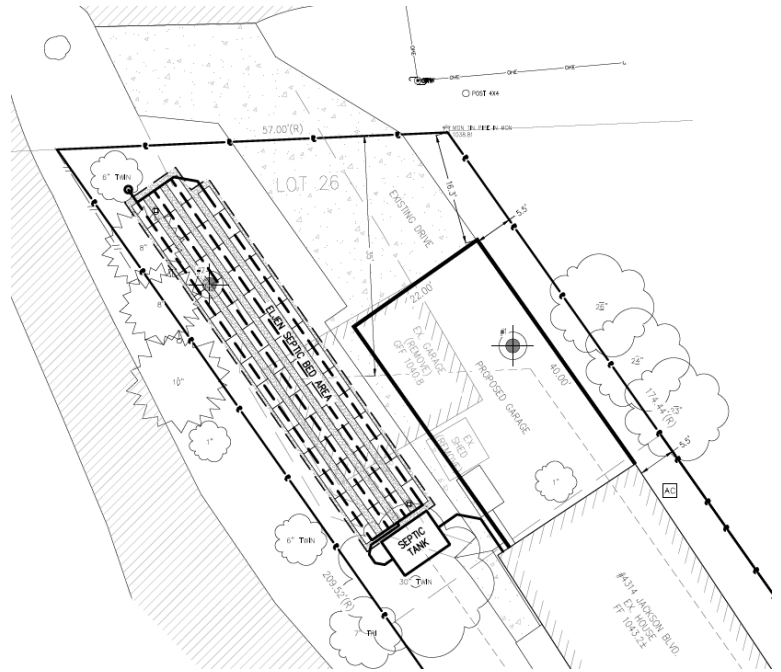


## Applicant's Proposal

The applicant proposes to remove the existing detached garage and a small accessory storage shed located on the property. According to the application materials, the area occupied by the existing detached garage is intended to be utilized for a replacement septic drain field.

The proposal includes construction of a new 22-foot by 40-foot (880 square foot) detached garage within the front yard of the property. The proposed structure would be located approximately 5.5 feet from the side property line where a 10-foot setback is required and approximately 16.3 feet from the front property line where a 35-foot setback is required.

No changes to the existing single-family residence are proposed as part of this request.



## Zoning Analysis

The subject property is a legally nonconforming lot of record containing approximately 10,062 square feet, substantially less than the 16,000 square feet required within the R1-C Single-Family Residential District. The parcel is further characterized by an irregular configuration that narrows toward White Lake. Although the property contains approximately 57 feet of frontage along Jackson Boulevard, its width progressively decreases moving south toward the lake, limiting the available area for structures and site improvements. The location of the existing residence and the need to accommodate a replacement septic drain field further restrict development options on the site.

The applicant proposes to remove the existing detached garage and a small accessory shed and construct a new 22-foot by 40-foot detached garage. The proposed garage would be located approximately 16.3 feet from the front property line and 5.5 feet from the eastern side property line.

The proposed garage would maintain a setback from Jackson Boulevard generally consistent with the existing detached garage and a side setback comparable to that of the existing residence along the eastern side property line. As a result, the proposal would not significantly alter the established relationship between structures on the property, the roadway, or adjacent properties.



Staff further notes that the Township Board is currently considering amendments to Section 5.4 of the Zoning Ordinance intended to provide setback relief for substandard residential lots. As drafted, the proposed amendment would permit a side setback equal to ten percent (10%) of lot width, with a minimum setback of five (5) feet. Based on the width of the subject parcel, a side setback of approximately 5.7 feet would be required under the proposed standards. While the amendment has not been adopted and is not applicable to the present request, the proposed 5.5-foot side setback is generally consistent with the relief contemplated by the pending ordinance amendments.

**Zoning Board of Appeals Options:**

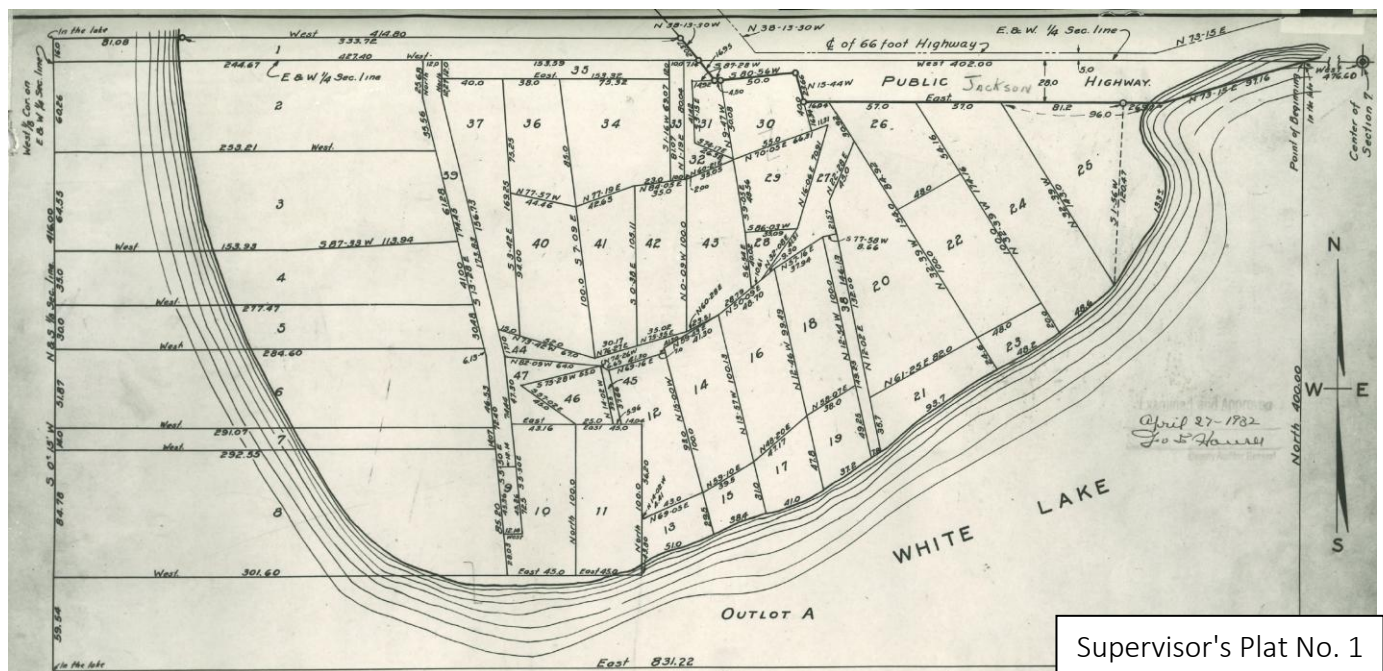
**Motion for Approval**

I move to approve the requested variances for the property located at 4314 Jackson Boulevard (Parcel No. 12-07-328-015) to permit construction of a 22-foot by 40-foot detached garage with a front setback of 16.3 feet where 35 feet is required and a side setback of 5.5 feet where 10 feet is required, having found that the applicant satisfied the standards for granting a variance contained within the White Lake Township Zoning Ordinance, subject to the following conditions:

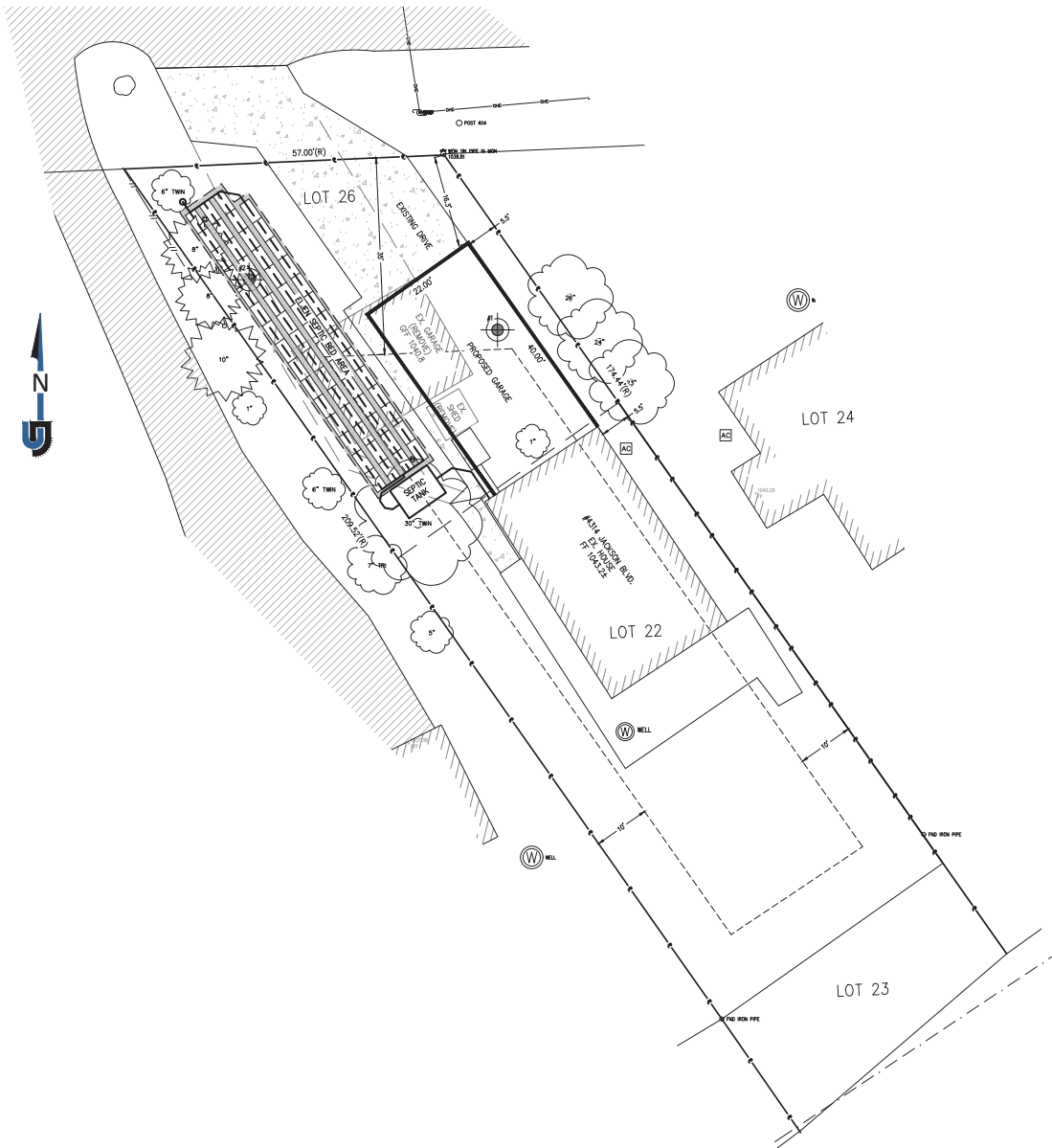
1. The detached garage shall be constructed substantially in accordance with the site plan and survey prepared by JUMCOR Group dated January 12, 2026, as submitted with the variance application.
2. Any modification to the approved garage footprint, location, dimensions, or setbacks shall require review by the Township and may require additional approvals and/or variances from the Zoning Board of Appeals.

**Motion for Denial**

I move to deny the requested variances for the property located at 4314 Jackson Boulevard (Parcel No. 12-07-328-015) to permit construction of a 22-foot by 40-foot detached garage with a front setback of 16.3 feet where 35 feet is required and a side setback of 5.5 feet where 10 feet is required, having found that the applicant did not satisfy the standards for granting a variance contained within the White Lake Township Zoning Ordinance.



J. VALOR GROUP PROJECT FOLDER\... SEPTIC\LAKE GERGIS\260117 - 4314 JACKSON BOULEVARD SEPTIC\DRAWINGS\5/12/2026 - 4314 JACKSON SEPTIC REV 1 - FOUNDATIONS



SYMBOL	DESCRIPTION
—	EX. GAS METER
—	EX. GENERATOR
—	EX. AIR CONDITIONER
—	EX. UTILITY POLE
—	EX. PROPERTY LINE
—	EX. FENCE
—	EX. TREE (DECIDUOUS/CONIFER)
○	FOUND IRON
○	FOUND CONC. MONUMENT
○	RECORDED
○	EX. ASPHALT
○	EX. CONCRETE



**LOCATION MAP**

**ZONING:**  
R-1C, SINGLE FAMILY RESIDENTIAL

**SETBACKS:**  
FRONT: 35 FEET  
REAR: 35 FEET MIN.  
SIDES: 10 FEET ONE SIDE, 20 FEET TOTAL OF TWO

\*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH THE CITY OF BIRMINGHAM AND/OR ANY HOMEOWNERS ASSOCIATION ORDINANCE PRIOR TO DESIGN.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND WILL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND RECORD, AND ALL UNDERGROUND UTILITIES.

**811**

Know what's below.  
Call before you dig.

CONSTRUCTION OF ANY TYPE IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND RECORD, AND ALL UNDERGROUND UTILITIES.

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These documents are instruments of service in support of the Project and may never be altered, modified or corrected in any manner. All work shall conform to the latest edition of all applicable codes and regulations. All work shall be done in accordance with the approved plans and specifications. All work shall be done in accordance with the approved plans and specifications. All work shall be done in accordance with the approved plans and specifications.

**JUMLOR GROUP**

12505 WALKER ROAD, WALKER, MI 48090  
TEL: 248-775-0000 FAX: 248-775-0001

12-07-328-015
4314 JACKSON BOULEVARD
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MI

DATE	5/12/2026
REVISIONS	

4.314 JACKSON BOULEVARD SEPTIC

CLIENT: LAMAR GERGIS

LOT OVERVIEW

DR BY: JFT  
CK BY: BBH

SCALE: 0 5 10  
SCALE: 1"=10'

JOB NO. 260117  
SHEET NO. 1  
SHEET 1 OF 1



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

May 28, 2026

Lamar Gergis  
[REDACTED]  
[REDACTED]

Re: Proposed Addition

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

**Article 3.1.5 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum side yard setback of 10 ft each side, minimum front yard setback of 35 ft, and minimum lot area of 16,000 sq ft.

The existing lot and structures are legal non-conforming. The approximate 9,148 sq ft, 57 ft wide lot contains a residential structure that does not meet the required side yard setback on the east side, and the accessory structure does not meet the front yard setback on the north side. The demolition of the accessory structure to install the new septic system, and proposed garage addition would increase the non-conformity, maintaining the existing 5.5 ft setback from the east side yard lot line where 10 ft is required, and creating a 16.3 ft front yard setback on the north side where 35 ft is required..

Additionally, **Article 5.3** states; in no instance shall any portion of the proposed structure, including overhangs and gutters, project closer than 5 ft to either side yard lot line. **The plan should clearly define whether the setback measurement is measured to the overhang or side wall.** No board, commission or department can grant approval to any structure, or portion of structure within the 5 ft side yard setback.

Approval of the plans is subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Lamar Gergis [REDACTED] [REDACTED] [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  BUILDER [REDACTED]

PROPERTY INFORMATION

ADDRESS: 4314 Jackson Blvd ZONING: \_\_\_\_\_  
VALUE OF IMPROVEMENT: \$ 50000 SEV OF EXISTING STRUCTURE: \$ \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICATION FEE:  \$440  \$550  
APPLICANT'S SIGNATURE: [Signature] DATE: 5-15-26



Charter Township of White Lake  
7525 Highland Road  
White Lake, MI 48383  
248-698-3300 ext. 2  
[permits@whitelaketwp.com](mailto:permits@whitelaketwp.com)

## RESIDENTIAL BUILDING PERMIT

### (ACCESSORY STRUCTURES, ADDITIONS, ALTERATIONS)

The Department will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap or political beliefs.

Authority: P.A. 230 OF 1972, as amended  
Completion: Mandatory to obtain permit  
Penalty: Permit will not be issued

**Required attachments: (2) copies of the building plan & (2) copies of the plot plan or location map**

- The job site must be clean with safe access for the inspectors. The road must be cleaned and maintained properly (this includes snow removal).
- A Certificate of Occupancy must be obtained before occupying the structure or portion of structure.
- The Builder and property owner are responsible for drainage and grade on the construction site.
- The Builder and property owner are responsible for lot line and proper setbacks as approved by White Lake Township.
- The lot is properly marked (properly marked is a visible address with the lot number and permit number that can be clearly seen from the road)
- Complete separate applications for Plumbing, Mechanical & Electrical permits.

#### I. JOB LOCATION

Property Owner Name <i>LAMAR GORGIS</i>	Is the applicant the owner? If yes, complete item V. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
[REDACTED]	[REDACTED]
[REDACTED]	Phone <i>248</i> [REDACTED]

#### II. CONTRACTOR (If Homeowner, skip to III)

Company Name	State License Number	Expiration Date
Address		
City	State	Zip Code
Phone	Tax ID	
Email (Best email to use for permit payments, inspection results, etc.)		

#### III. BUILDING AND PROPERTY CHARACTERISTICS

Detailed Description of Work: <i>Remove Garage install new Septic System Build new Garage</i>
Type of Improvement: <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Solar Array <input type="checkbox"/> Other

<b>MARKET VALUE OF IMPROVEMENT:</b>				
\$ 50000				
<b>PROPOSED SETBACKS:</b>				
FRONT: 16'	REAR:	LEFT SIDE: 5.5'	RIGHT SIDE:	
<b>EXISTING SQ FT</b>				
GARAGE:	1 <sup>ST</sup> FLOOR:	2 <sup>ND</sup> FLOOR:	FINISHED LOWER LEVEL:	<b>TOTAL:</b>
<b>PROPOSED SQ FT</b>				
GARAGE:	1 <sup>ST</sup> FLOOR:	2 <sup>ND</sup> FLOOR:	FINISHED LOWER LEVEL:	<b>TOTAL:</b>
<b>ADDITIONAL INFORMATION</b>				
TOTAL HEIGHT:	NO. OF EXISTING BEDROOMS:	NO. OF PROPOSED BEDROOMS:	<b>TOTAL NO. OF BEDROOMS:</b>	
NO. OF STORIES:	LOT AREA:	<b>TOTAL LOT COVERAGE:</b>		

#### IV. APPLICANT AFFIDAVIT

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent; and we agree to conform to all applicable laws of this jurisdiction. The applicant signing this application is aware that (s)he assumes full responsibility for insuring that all work done complies with all applicable codes and ordinances.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.

CONTRACTOR SIGNATURE \_\_\_\_\_



DATE: 5 15 26

#### V. HOMEOWNER AFFIDAVIT

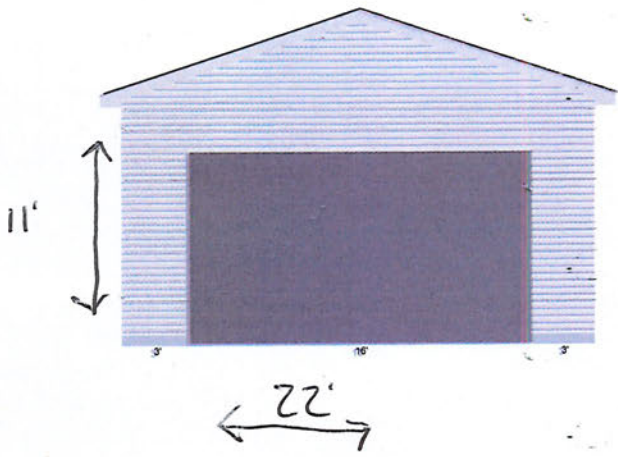
As the bona fide owner of the above-mentioned property which is a single family residence, and which is, or will be on completion, my place of residence and no part of which is used for rental or commercial purposes nor is now contemplated for such purpose, I hereby make application to complete the improvement as listed on this permit application.

I certify that I am familiar with the provisions of the applicable Ordinance and the rules governing the type of installation which is contemplated at the above-mentioned location and hereby agree to make the installation in conformance with the Ordinance. In making the application, I realize I am assuming the responsibility of a licensed contractor for the installation of the work mentioned in the permit application and for putting the equipment into operation. I further agree that I shall neither hire any other person for the purpose of installing any portion of the permitted work or related equipment at the above premises, nor sub-contract to any other person, firm or corporation the installation of any portion of the above improvement or equipment.

HOMEOWNER SIGNATURE \_\_\_\_\_



DATE: 5 15 26



**ENDWALL B**

16' x 9' framed opening



**SIDEWALL D**