

TO: Zoning Board of Appeals
FROM: David J. Waligora, AICP, Senior Planner
DATE: June 18, 2026
RE: 12201 William Randy Lot Width Variance

Agenda item: 8B

Appeal Date: June 25, 2026

Applicant/Owner: Derek and Kaitlyn Byerle,
12201 William Randy Ct.
White Lake, MI 48386

Address: 12201 William Randy Ct
White Lake, MI 48386

Parcel #: 12-15-276-031

Location: East side of Teggerdine Rd, south
of Pontiac Lake Rd

Zoning: SF, Suburban Farm



Attachments

1. Application
2. Survey Documents

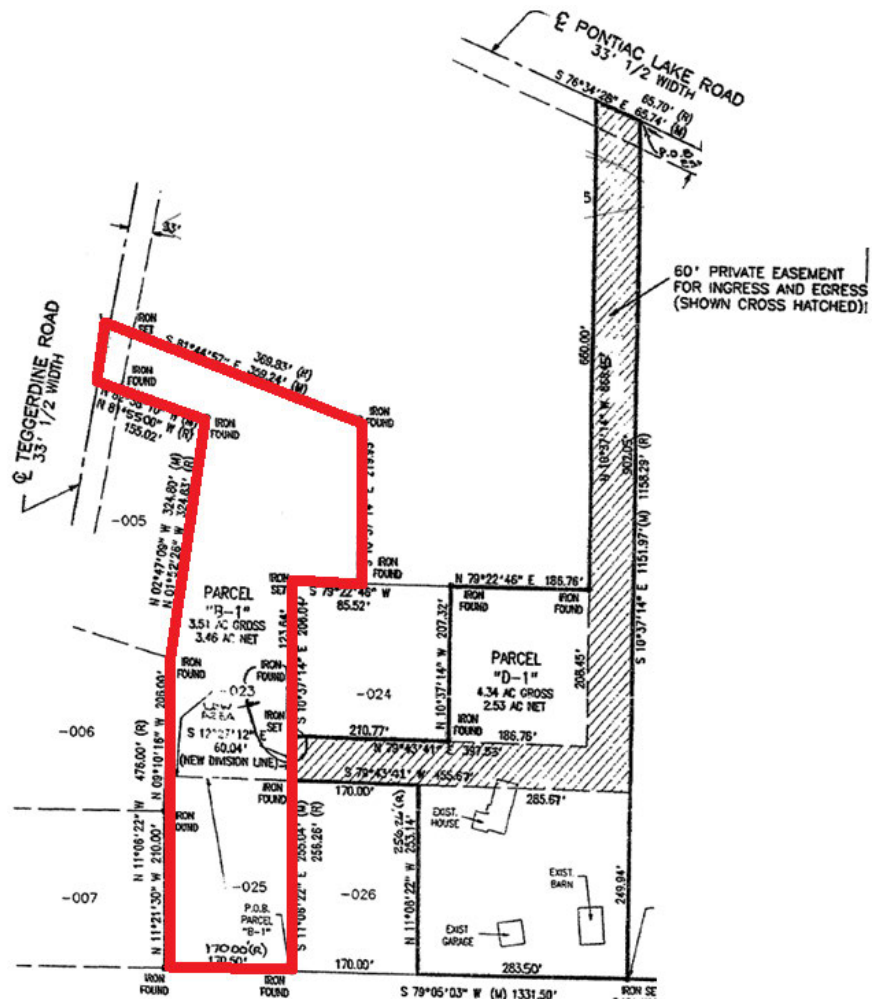
Property Description and History

The subject property is located at 12201 William Randy Court, and is identified as Parcel No. 12-15-276-031. The property is zoned SF, Suburban Farms, and contains an existing single-family residence and accessory structures.

The parcel contains approximately 3.45 acres and is located east of Teggerdine Road, south of Pontiac Lake Road. The property is characterized by an irregular configuration resulting from a 2000 land division of a larger parent parcel. The parcel includes a narrow access corridor extending northwesterly to Teggerdine Road and a larger interior area containing the principal residence and associated improvements.

Township records indicate the parcel was created in 2000 through a land division approved pursuant to the Township's land division regulations. Historical survey documents submitted as part of the division process indicate that an earlier concept contemplated direct access from Pontiac Lake Road. The final approved configuration instead utilized the construction and recording of William Randy Court as a private road to provide frontage and access to the newly created parcel. Recorded documents include a private road easement and maintenance agreement dated October 5, 2000, together with engineering plans for the private road.

The parcel has remained in substantially the same configuration since its creation and has been developed with a single-family residence served exclusively by William Randy Court. Township records further reflect prior zoning approvals related to the property, including a variance approved by the Zoning Board of Appeals concerning a gate located along William Randy Court this past year.



Initial Proposed
Property Division

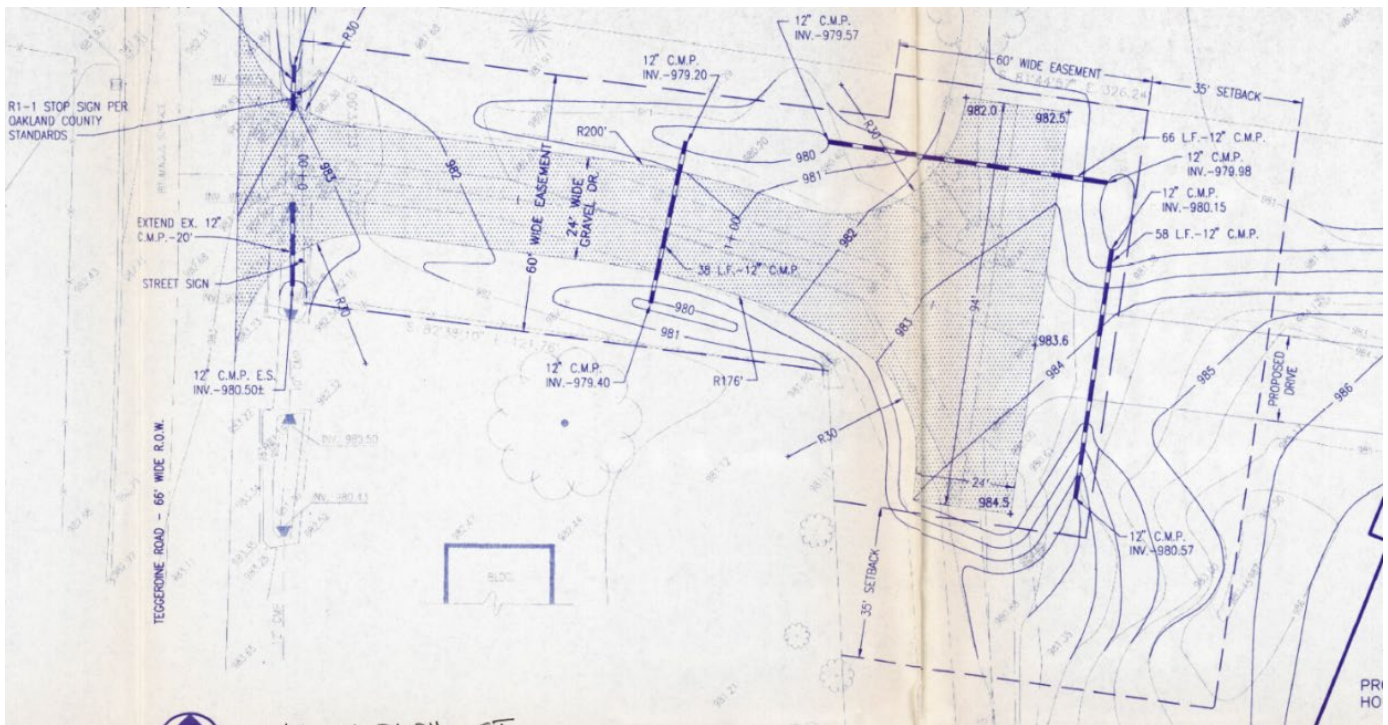
William Randy Court: Private Road Status

Township assessing and building records include engineered plans for William Randy Court, along with a recorded private road maintenance agreement filed with Oakland County on October 5, 2000. These documents confirm that William Randy Court was formally established as a private road serving the subject parcel. William Randy Court extends west from Teggerdine Road and terminates at the subject property. The road provides vehicular access to one parcel and functions as the property's required access route.

Applicant's Request

The applicant is requesting a variance from Section 3.1.2(F) of the White Lake Township Zoning Ordinance to permit a lot width of approximately 73 feet where 165 feet is required in the SF, Suburban Farms District.

The applicant states that the subject property contains an existing single-family residence and that the lot configuration predates their ownership. The applicant further states that the requested variance is intended to recognize the existing lot configuration and permit the continued residential use of the property while remaining consistent with the character of the surrounding area.



2000 Private Road Easement Design

Summary

The applicant is requesting a variance from Section 3.1.2(F) of the White Lake Township Zoning Ordinance to permit a lot width of 73.67 feet where 165 feet is required in the SF, Suburban Farms District. The applicant states that the request is intended to recognize the existing lot configuration and permit the continued residential use of the property.

The subject property is currently developed with a single-family residence and accessory improvements. No changes to the existing use of the property, density, access location, or site layout have been proposed as part of this request. Township records indicate that the parcel is currently served by access to Teggerdine Road through William Randy Court.

Staff understands that the request may be associated with a future effort to modify or extinguish the William Randy Court private road easement. However, the Zoning Board of Appeals does not possess authority to approve, deny, modify, or vacate private road easements. The easement was created through a prior Township approval process and recorded through separate legal instruments. Any vacation, modification, or extinguishment of the easement would require review and approval through the appropriate legal and administrative processes and is not within the jurisdiction of the Zoning Board of Appeals.

Accordingly, the Board's consideration is limited to the requested lot width variance and the standards set forth in Section 7.37 of the Zoning Ordinance.

Staff Observations

The current owners did not create the lot configuration and acquired the property subject to the existing easement and access arrangement. The parcel has remained in substantially the same configuration since its creation and currently enjoys the same residential use rights and development privileges afforded to other SF-zoned properties of similar size. The property contains more than three acres, is developed with a single-family residence, and retains legal access through William Randy Court.

Building Division staff have identified that portions of the stormwater management and drainage design associated with the original private road approval have been altered from the approved configuration. Property owners have previously been advised that the drainage system must be restored or otherwise brought into compliance with Township requirements. Staff notes that any future modification, extinguishment, or vacation of the private road easement may necessitate additional review of stormwater management and drainage functions associated with the original approval.

Based upon the information available to staff, the requested variance does not appear to be associated with a limitation on the property's current residential use. The property currently enjoys the rights and privileges afforded to similarly situated SF-zoned residential properties, including the ability to continue its existing residential use. Approval of the requested variance would not alter the property's use, density, access location, or development potential, and the property would continue to function as a single-family residential parcel. Rather, the request appears related to the existing private road and easement arrangement associated with the property. The Board may wish to consider the significance of these circumstances when evaluating the variance standards contained within Section 7.37 of the Zoning Ordinance.

Zoning Board of Appeals Options:

Approval

I move to approve the variance requested for Parcel No. 12-15-276-031, commonly known as 12201 William Randy Court, specifically granting a variance from Section 3.1.2(F) of the White Lake Township Zoning Ordinance to permit a lot width of 73.67 feet where 165 feet is required within the SF, Suburban Farms Zoning District.

1. The applicant has demonstrated compliance with the standards for approval contained in Section 7.37 of the White Lake Township Zoning Ordinance.
2. Prior to the vacation, extinguishment, or modification of the William Randy Court private road easement, the applicant shall demonstrate to the satisfaction of the Township Engineer that any stormwater management facilities or drainage functions previously associated with the private road have been adequately reestablished, relocated, or otherwise provided for in a manner that does not adversely impact adjoining properties or public infrastructure.

Denial

I move to deny the variance requested for Parcel No. 12-15-276-031, commonly known as 12201 William Randy Court, specifically requesting a variance from Section 3.1.2(F) of the White Lake Township Zoning Ordinance to permit a lot width of 73.67 feet where 165 feet is required within the SF, Suburban Farms Zoning District, for the following reason(s):

1. The applicant has not demonstrated compliance with the standards for approval contained in Section 7.37 of the White Lake Township Zoning Ordinance.
2. The property currently contains an existing single-family residence, retains legal access through William Randy Court, and continues to be utilized for a permitted residential use.
3. The requested variance does not appear necessary to permit the continued use of the property as a single-family residential parcel.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Derek and Kaitlyn Byerle PHONE: [REDACTED]
ADDRESS: 12201 William Randy Court, White Lake, MI 48386
EMAIL: [REDACTED]
INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: 12201 William Randy Court, White Lake, MI 48386 ZONING: Suburban Farms
VALUE OF IMPROVEMENT: \$ N/A SEV OF EXISTING STRUCTURE: \$ N/A

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

See attached Exhibit A.

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: Kaitlyn Byerle DATE: 6-1-2026

Exhibit A

Reasons to Support Request

We are seeking a variance and relief from Section 3.1.2(F) of White Lake Township Zoning Ordinance from the frontage requirement to have a single family home in this district. We request to reduce the required frontage for the residence from 165 feet to 73 feet, the minimum necessary to permit continued residential use of the property while remaining consistent with the intent of the zoning ordinance and the character of the surrounding community.

The subject property contains an existing single-family home. Due to the unique configuration of the parcel and its limited road frontage, the property does not meet the current frontage requirements of the ordinance, despite having been utilized as a residential property for many years and being otherwise consistent with the surrounding neighborhood. The lot configuration predates our ownership.

The requested variance is intended to recognize and allow the continued reasonable use of the property without altering the essential character of the area. The existing home is compatible with neighboring properties and does not create adverse impacts related to traffic, drainage, utilities, public safety, or adjacent land uses.

Strict application of the frontage requirement would create an unnecessary hardship by limiting the reasonable use and enjoyment of an already-developed residential property due to conditions unique to the parcel and not created by us, the current owners. Additionally, the variance would be minimal, continues to maintain the neighborhood's character, and serves substantial justice.

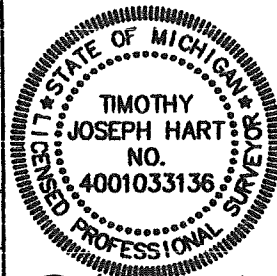
KIEFT ENGINEERING, INC.

PROFESSIONAL CIVIL ENGINEERS AND LAND SURVEYORS



5852 South Main Street, Ste #1
Clarkston, Michigan 48346
Tel: 248-625-5251
Fax: 248-625-7110
www.kiefteng.com

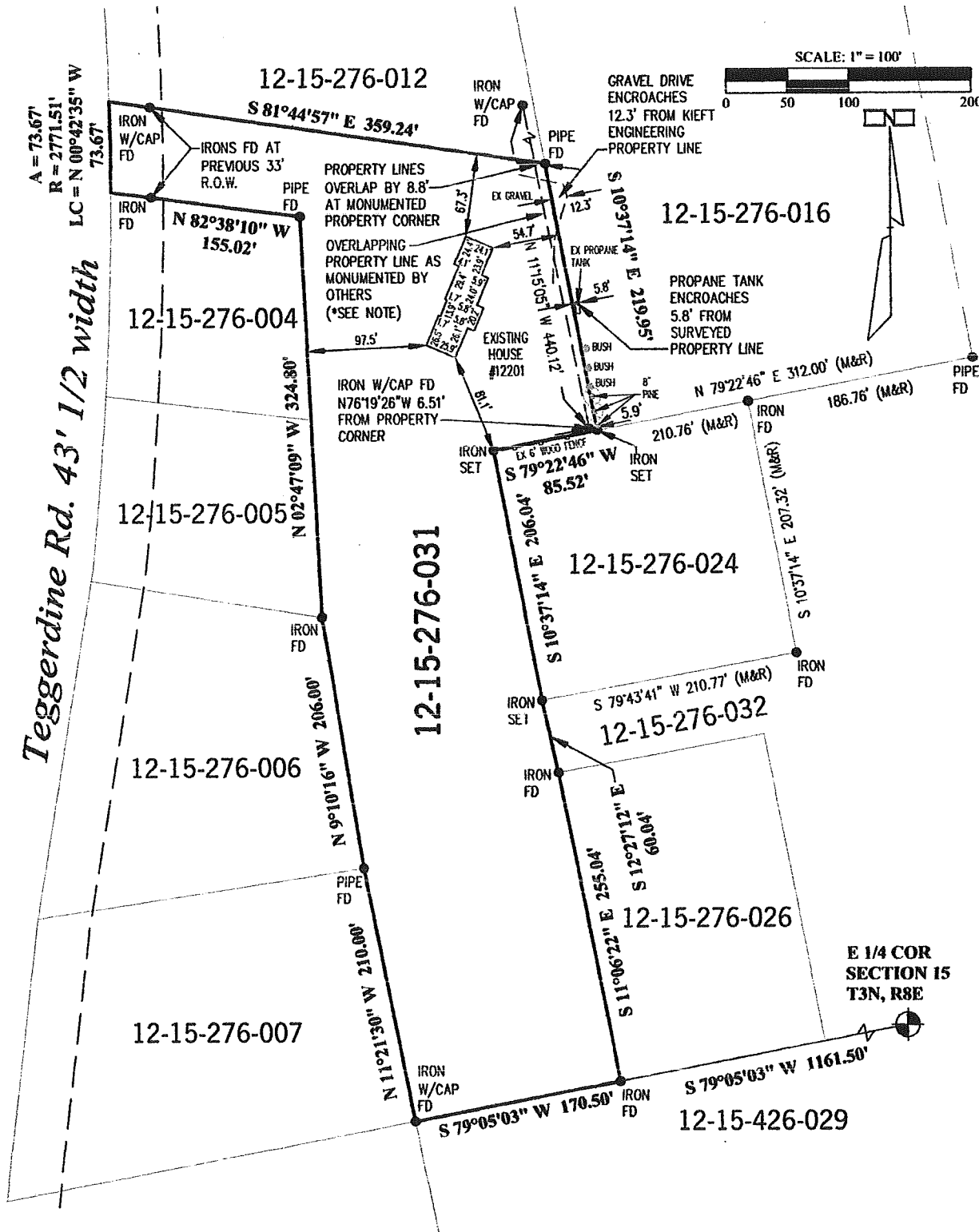
CERTIFICATE OF SURVEY



Survey for DEREK BYERLE Date 4-12-2022
Address 12201 WILLIAM RANDY CT. WHITE LAKE, MI 48386 Job No. 2022.037

Timothy J. Hart

SHEET 1 OF 2



E 1/4 COR SECTION 15 T3N, R8E

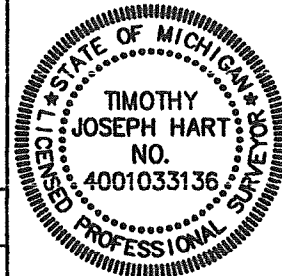
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Address 12201 WILLIAM RANDY CT. WHITE LAKE, MI 48386 Job No. 2022.037

SHEET 2 OF 2

I hereby certify that I surveyed and mapped said land platted and/or described on April 04, 2022, and that the relative positional precision of each corner are within limits accepted by the practice of professional surveying and that all of the requirements of P.A. 132 1970 as Amended have been complied with. Bearings shown on this survey were determined in the following manner: Kieft Engineering Survey, Job. No. 99411, Dated 1-6-2000.

This is to certify that I, Timothy Joseph Hart, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

PARCEL 12-15-276-031

PART OF NE 1/4 OF SECTION 15, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN. BEGINNING AT A POINT LOCATED S 79°05'03" W 1161.50 FT FROM E 1/4 CORNER OF SAID SECTION 15, T3N, R8E; TH CONTINUING S 79°05'03" W 170.50 FT; TH N 11°21'30" W 210.00 FT; TH N 09°10'16" W 206.00 FT; TH N 02°47'09" W 324.80 FT; TH N 82°38'10" W 155.02 FT; TH ALONG A CURVE TO LEFT 73.67 FT, SAID CURVE HAVING A RADIUS OF 2771.51 FT AND A LONG CHORD BEARING OF N 00°42'35" W 73.67 FT; TH S 81°44'57" E 359.24 FT; TH S 10°37'14" E 219.95 FT; TH S 79°22'46" W 85.52 FT; TH S 10°37'14" E 206.04 FT; TH S 12°27'12" E 60.04 FT; TH S 11°06'22" E 255.04 FT TO THE POINT OF BEGINNING. CONTAINING 3.51 ACRES. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET FOR TEGGERDINE ROAD. ALSO SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY.

*NOTE

LINE INDICATED OVERLAPPING ALONG EAST PROPERTY LINE SURVEYED BY GLA SURVEYORS & ENGINEERS, JOB NO. 3905-001, DATED 12-13-19. OVERLAPPING LINE CREATED BY DEED OVERLAP PER INFORMATION PROVIDED BY SAID SURVEYOR & ANALYZED BY KIEFT ENGINEERING.

WITNESSES

E 1/4 COR., SEC. 15, T3N, R8E
FD O.C. REMON CAP
S 85° E 10.50', PK/REMON W/TAG
N FACE 5" BASSWOOD
S 35° W 59.77', PK/REMON W/TAG
SE FACE 24" BASSWOOD
N 80° W 94.00', PK/REMON W/TAG
N FACE 12" WILLOW
N 85° W 30.13', PK/REMON W/TAG
WARD GRANT IRON W/CAP

28850
LIBER 40921 PAGE 9
\$19.00 DEED - COMBINED
\$4.00 REINUMENTATION
\$894.40 TRANSFER TX COMBINED
02/24/2009 01:53:00 P.M. RECEIPT# 14856

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.

FEB 24 2009

PAID RECORDED - OAKLAND COUNTY
RUTH JOHNSON, CLERK/REGISTER OF DEEDS

PATRICK M. DOHANY, County Treasurer
Sec. 136, Act 206, 1993 as amended

FNDS#

COVENANT DEED

File: 212.00013

KNOW ALL MEN BY THESE PRESENTS: That JPMorgan Chase Bank, National Association, a national banking association whose address is: 7301 Baymeadows Way, Jacksonville, FL 32256 covenants that it is seized of said land and has a right to convey it and conveys to: Derek T. Byerle and Kaitlyn R. Byerle, husband and wife

whose address is: 12201 William Randy Ct. White Lake, MI 48386

the following described premises situated in the Township of WHITE LAKE, Oakland County, and State of Michigan, to wit:

Town 3 North, Range 8 East, Section 15 Part Of The Northeast 1/4 Beginning At A Point Distance South 79 degrees 05 Minutes 03 Seconds West 1161.50 Feet From The East 1/4 Corner; Thence South 79 Degrees 05 minutes 03 Seconds West 170.50 Feet; Thence North 11 Degrees 21 Minutes 30 Seconds West 210 Feet; thence North 09 Degrees 10 Minutes 16 Seconds West 206 Feet; Thence North 02 Degrees 47 Minutes 09 seconds West 324.80 Feet; Thence North 82 Degrees 38 Minutes 10 Seconds West 155.02 Feet; Thence Along a Curve To Left, Radius 2771.51 Feet, Chord Bears North 00 Degrees 42 Minutes 35 Seconds West 73.67 Feet, distant Of 73.67 Feet; Thence South 81 Degrees 44 Minutes 57 Seconds East 359.24 Feet; Thence South 10 degrees 37 Minutes 14 Seconds East 219.95 Feet; Thence South 79 Degrees 22 Minutes 46 Seconds West 85.52 Feet; Thence South 10 Degrees 37 Minutes 14 Seconds East 206.04 Feet; Thence South 12 Degrees 27 minutes 12 Seconds East 60.04 Feet; Thence South 11 Degrees 06 Minutes 22 Seconds East 255.04 Feet To beginning.

Commonly known as: 12201 WILLIAM RANDY CT, White Lake, MI 48386

* Notice of Private Road is attached for recording
for the full consideration of One Hundred Four Thousand Dollars and 00/100 (\$104,000.00) subject to covenants, restrictions, and easements of record and subject to such liens and encumbrances as may have attached or accrued through the acts or omissions of persons other than the Grantor(s) and subject to the lien of taxes not yet due and payable.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he or she is duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

The grantor grants to the grantee the right to make _____ division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967." In the absence of a statement conforming to the requirements of this subsection, the right to make divisions under section 108(2), (3), and (4) stays with the remainder of the parent tract or parent parcel retained by the grantor.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noises, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

Subject to the existing building and use restrictions, easements, and zoning ordinances, if any.

Dated this 27th day of Jan, 2009 JPMorgan Chase Bank, National Association, a national banking association

Kathryn Arnold
Kathryn Arnold Witness
Please

20, -
By: Harold Holbrook
Its: ASSISTANT TREASURER

HP
K
AS

1000

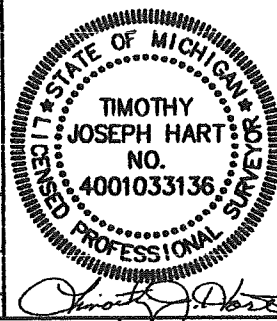
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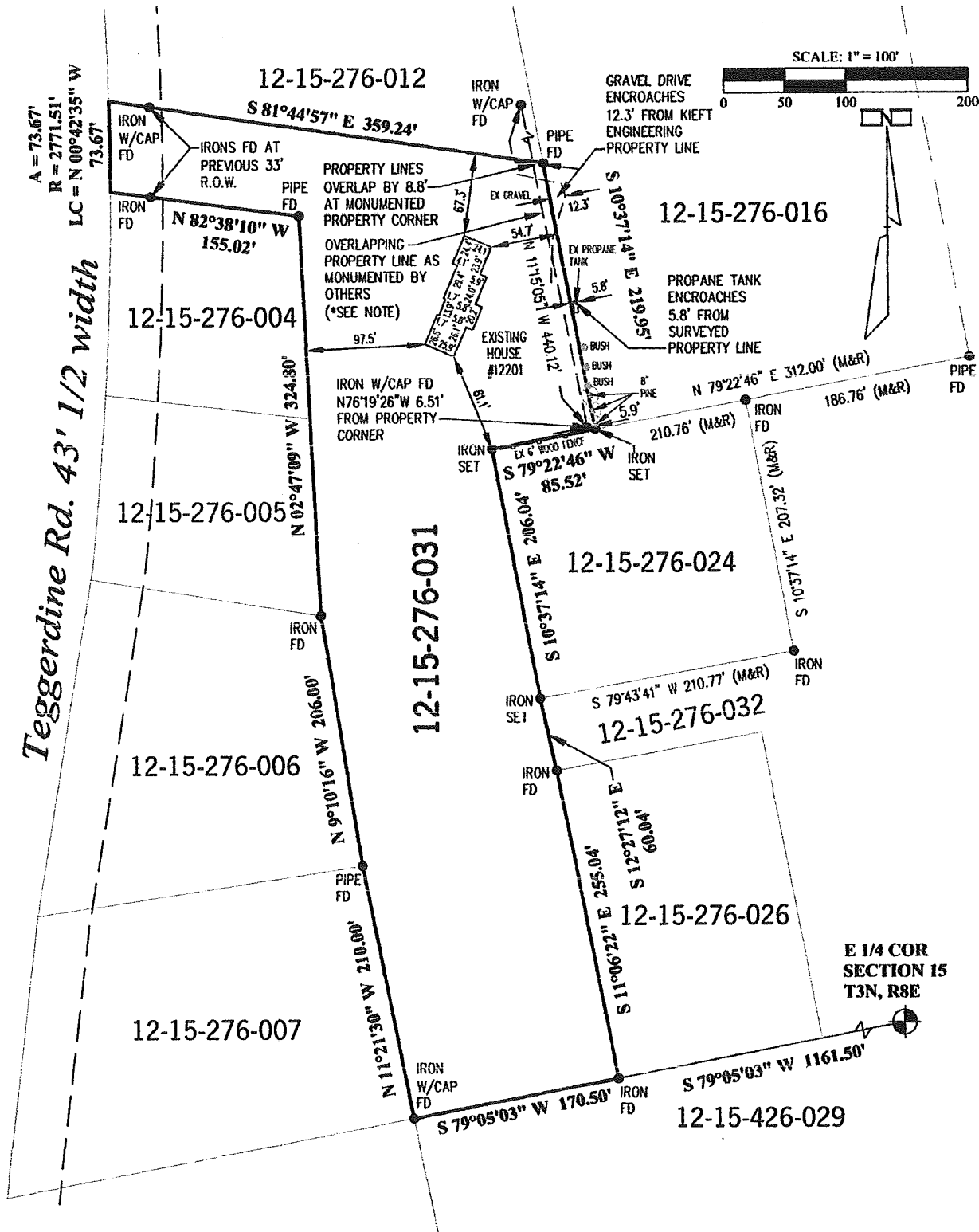
CERTIFICATE OF SURVEY



Survey for DEREK BYERLE Date 4-12-2022

Address 12201 WILLIAM RANDY CT. WHITE LAKE, MI 48386 Job No. 2022.037

SHEET 1 OF 2



WHITE LAKE TOWNSHIP
7525 HIGHLAND RD
WHITE LAKE, MI 48383-2938
United States
Phone : (248) 698-3300

Received From: KAITLYN BYERLE
Date: 06/03/2026 Time: 1:11:45 PM
Receipt: 0000233202
Cashier: CTRSAM

ZBA

ITEM REFERENCE	AMOUNT
-----	-----
FEEZBA ZBA/ ZONING BOARD OF APPEALS	
ZBA/ ZONING BOARD OF APPEALS	\$440.00
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TOTAL	\$440.00
CHECK 3139	\$440.00
Total Tendered:	\$440.00
Change:	\$0.00