WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT

TO: **Zoning Board of Appeals**

FROM: **Andrew Littman, Staff Planner**

DATE: **May 9, 2025**

Agenda item: **8C**

Appeal Date: April 24, 2025

Applicant: Michael Moceri, 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.

ZBA History and Applicant's Proposal

The Applicant, Michael Moceri, seeks to demolish an existing 1,025 square foot single-family home and build a new 2,407 square foot single-family home on the same lot.

This is the second time this Applicant has appeared before the ZBA seeking variances for this property. At the first appearance, in July 2024, the Applicant proposed to build a new 2,476 square foot single-family home and requested the following 6 variances:

1. *Height*: 5-foot variance (30 feet requested, 25 feet permitted)
2. *Front Yard*: 10-foot variance (20 feet requested, 30 feet required)
3. *Southern Side Yard*: 4-foot variance (10 feet per side)
4. *Lot Coverage*: 5.4 percent variance (25 percent maximum)
5. *Lot Size*: 2,576 square feet (12,000 square-foot lot size required)
6. *Lot Width*: 28 feet (80 feet required)

As you are aware, this body ultimately decided to postpone the Applicant's appeal to give him time to obtain septic and well permits and strongly encouraged him to reduce the height of the proposed house.

Last month, the Applicant was successful in obtaining septic and well permits and provided us with a revised plan. The table below compares the original plan (considered at the July 2024 ZBA meeting) to the revised plan.

	Original Plan	**Variance Requested**	**Revised Plan**	**Variance Requested**
Proposed Home Size	2,476 sq. ft.	-	2,407 sq. ft.	-
Height	30 ft. in height	5 ft.	27 ft. in heigh	2 ft.
Front Yard Setback	20 ft.	10 ft.	37.9 ft.	None
Side Yard Setback	6 ft. (on south)	4ft. (south)	6 ft. (on north)	4 ft. (north)
Lot Coverage	30.4 percent	5.4 percent	29.7 percent	4.7 percent

As you can see, the Applicant has reduced the overall size and height of the proposed home. He has also moved the footprint of the proposed home further away from Ridge Road, and consequently is no longer seeking a front yard setback variance. While initially seeking a 4-foot side yard setback variance on the south side, he is now seeking 4 feet of relief in the north side yard.

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	2 feet	27 feet
3	Article 3.1.6.E	Side Yard Setback (North)	10 feet one side	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%	4.7%	29.7%

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Michael Moceri, 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 4 feet into the northern side yard setback and exceed the allowable building height by 2 feet. A 28-foot variance from the required lot width, 2,576-square-foot variance from the required lot size, and 4.7 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 Moceri, 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 Moceri, Inc. for Parcel Number 12-18-101-018, identified as 2927 Ridge Road, to consider comments stated during this public hearing.

Attachments:

1. Amended variance application received April 24, 2025
2. Revised letter from Hans Bippus and Denise Bippus to ZBA dated April 23, 2025
3. Initial Plot Plan dated June 25, 2024
4. Revised Plot Plan dated January 28, 2025
5. Proposed Plan/Elevation dated January 16, 2025
6. Approval of permit to install an onsite well
7. Approval to install onsite sewage disposal system
8. Septic system design and boundary survey
9. 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,

CHARTER TOWNSHIP OF WHITE LAKE

ZONING BOARD OF APPEALS APPLICATION

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

"Amended Application"
Previously Tabled

APPLICANT'S NAME: Michael Moceri Inc PHONE: 248-240-3032

ADDRESS: 25201 Alexa Dr Commerce Twp, Mi 48390

APPLICANT'S EMAIL ADDRESS: moceri.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'~~ 6'
3.1.6 Hieght from 25' to ~~30~~ 27', ~~3.1.6 front Yard setback from 30' to Existing~~

To foundation
5' to overhang

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: _____ DATE: _____

RECEIVED
APR 24 2025
COMMUNITY DEVELOPMENT DEPARTMENT

MICHAEL MOCERI
DESIGN • BUILD

REVISED Request for Zoning Board of Appeals

Re: 2927 Ridge Rd

Owner:
Hans Eric Bippus & Denise Bippus
559 Napa Valley
Milford , MI 48381

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 serval 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' into the 6' setback net set back from Roof overhang to property line 5'
    a. 2nd floor Cantilevers to extend into the 10' setback areas, max 2'-4"to 7'-8" from property line
3. Maximum height to mid roof of 25' ***per section 3.1.6*** to 27' height of new structure
4. Maximum Lot Coverage from ***per section 3.1.6*** from 20% to 30.4%

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 Moceri Inc, Construction Manager to act in our behalf in securing the zoning variances listed above and on the application.

4-23-25
Hans Eric Bippus Date

4-23-25
Denise Bippus Date

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:

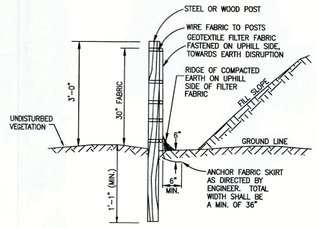
T3N, R8E, SEC 18 ROLLING ACRES NO 1 LOT 50

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
- MB — MAILBOX
- STEEL ROD SET
- STEEL ROD OR PIPE FOUND
- G — GAS MAIN
- OH — OVERHEAD WIRES
- X — FENCE
- PROPOSED SILT FENCE
- GP — GRINDER PUMP
- (M&R) — MEASURED AND RECORD
- FFE — FINISHED FIRST FLOOR ELEVATION
- GFE — GARAGE FLOOR ELEVATION
- BFE — BASEMENT FLOOR ELEVATION
- ASPHALT
- CONCRETE

N

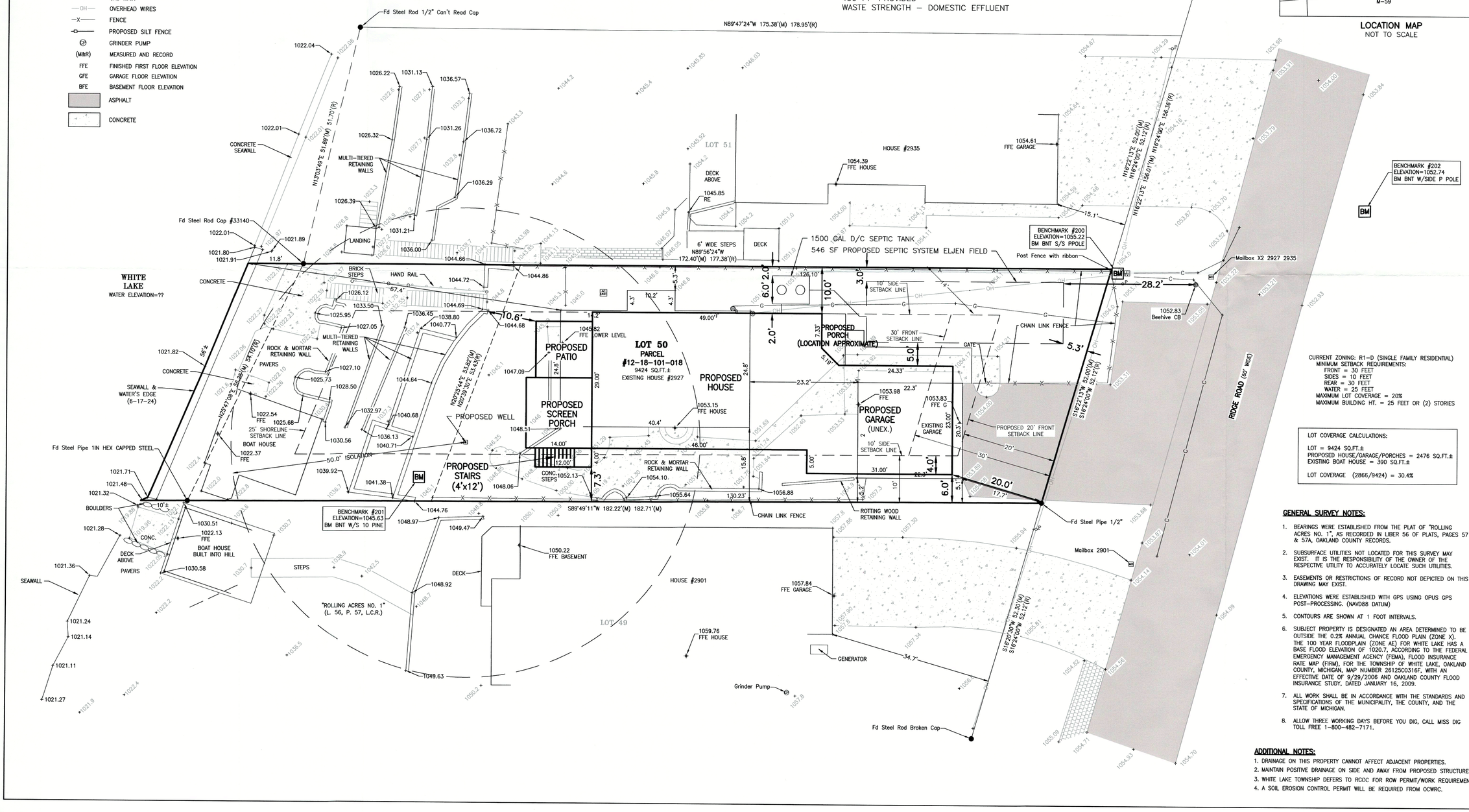
SCALE: 1 INCH = 10 FEET

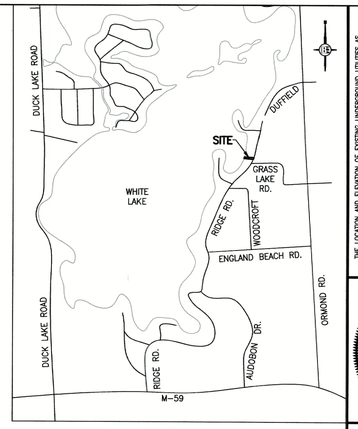


SILT FENCE DETAIL
NO SCALE

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 FT²
PRETREATMENT REDUCTION 40% = 514 FT²
430 FT² PROVIDED
WASTE STRENGTH – DOMESTIC EFFLUENT





LOCATION MAP
NOT TO SCALE

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES OR PROPERTY, EITHER PUBLIC OR PRIVATE, ARISING OUT OF OR DURING THE CONSTRUCTION, AND CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS EXIST BETWEEN THE PROPOSED IMPROVEMENTS AND EXISTING UTILITIES SIGNIFICANTLY FROM THE PLANS.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 THE LAW REQUIRES YOU TO NOTIFY UTILITIES

STATE OF MICHIGAN
BRENT W. La VANWAY
ENGINEER
No. 38211
LICENSED PROFESSIONAL ENGINEER

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

PROJECT: LOT 50, ROLLING ACRES NO. 1

PREPARED FOR: BIPPUS
15908 OAK PARK COURT
WESTFIELD, MI 46074
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

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:

1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "ROLLING ACRES NO. 1", AS RECORDED IN LIBER 56 OF PLATS, PAGES 57 & 57A, OAKLAND COUNTY RECORDS.
2. 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.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. 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.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
8. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

ADDITIONAL NOTES:

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

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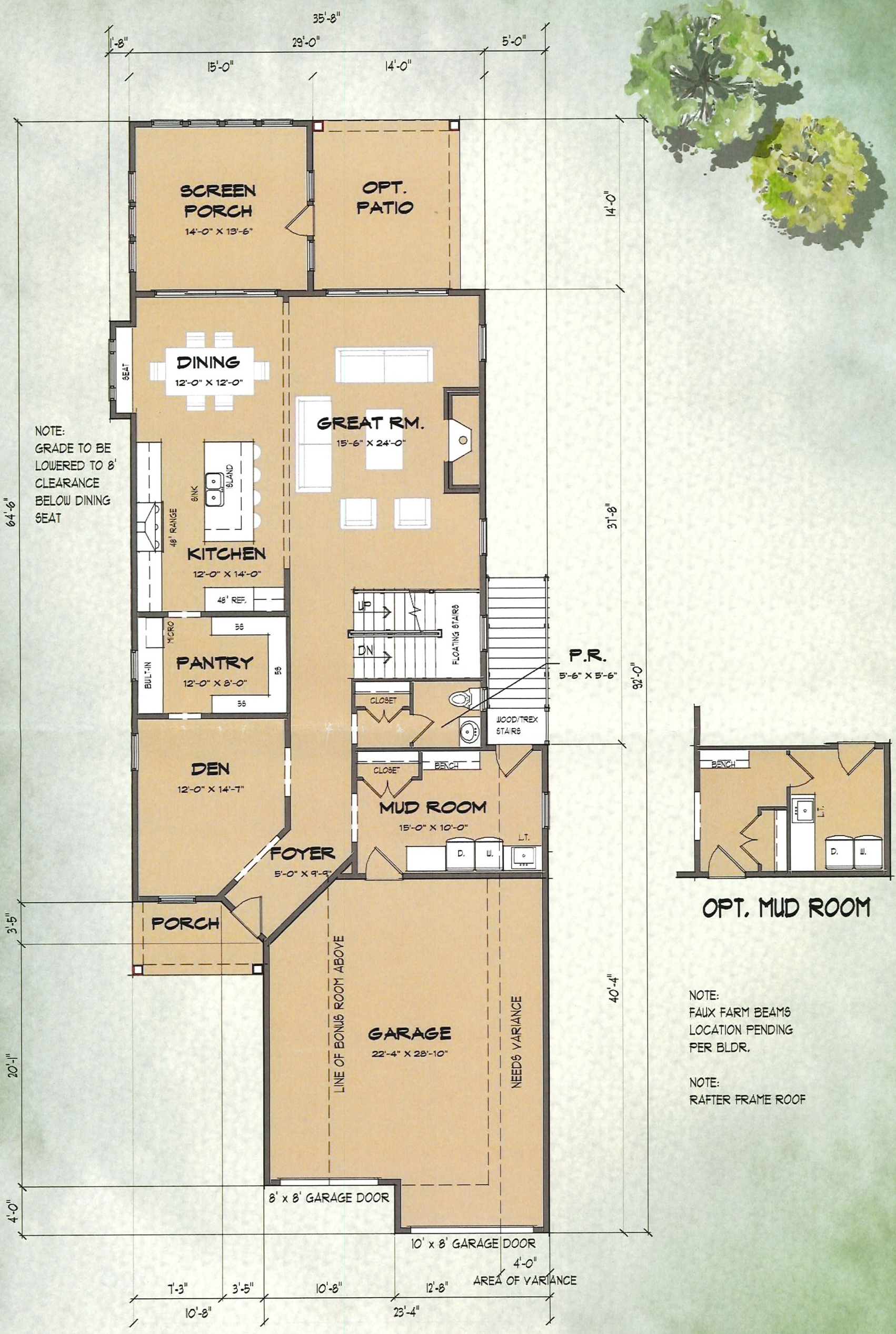


NOTE:
FAUX FARM BEAMS LOCATION PENDING PER BLDR.

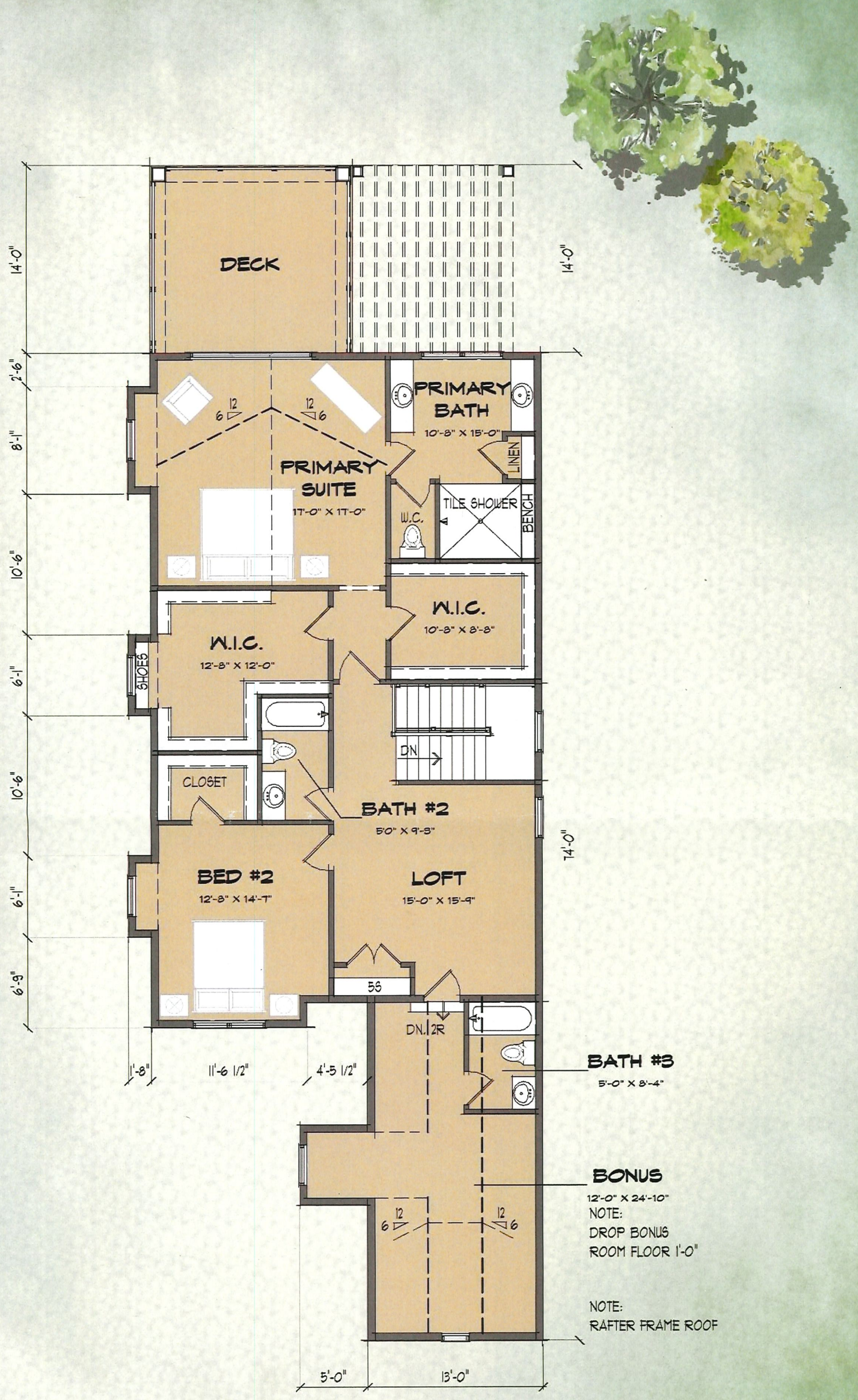
NOTE:
RAFTER FRAME ROOF

FIRST FLOOR PLAN

10'-1 1/8" CLG. HT.
2 X 6 EXTERIOR WALLS
1733 SQ. FT.

LOT COVERAGE

ALLOWED:1874 SQ. FT. (20%)
PROPOSED:2357 SQ. FT. (25%)



SECOND FLOOR PLAN

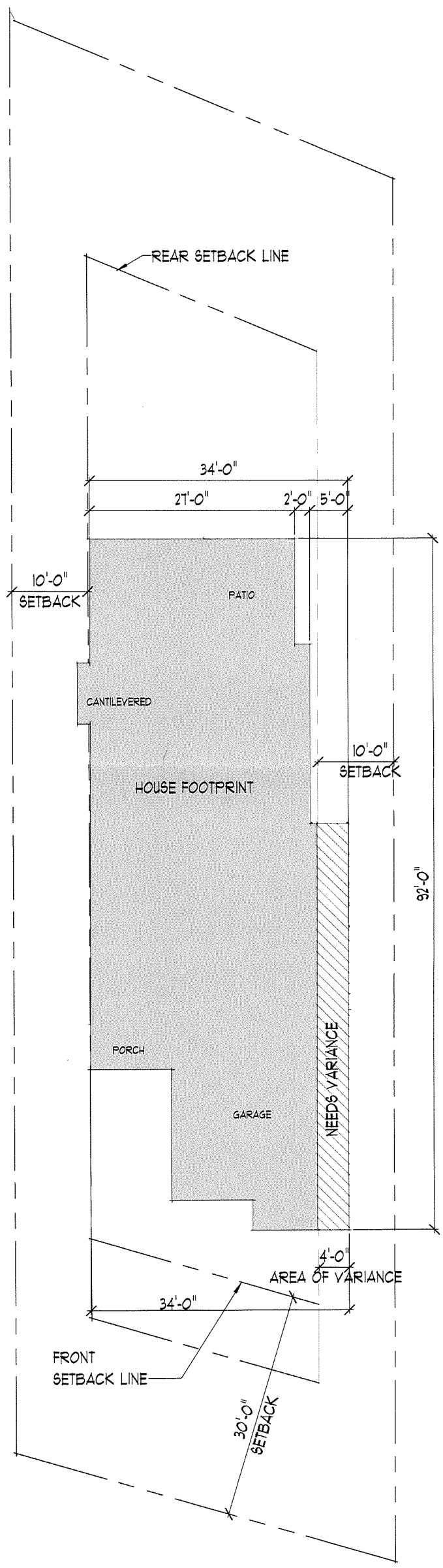
8'-1 1/8" CLG. HT.
2 X 6 EXTERIOR WALLS
1466 SQ. FT.

Proposed Lakefront Elevation

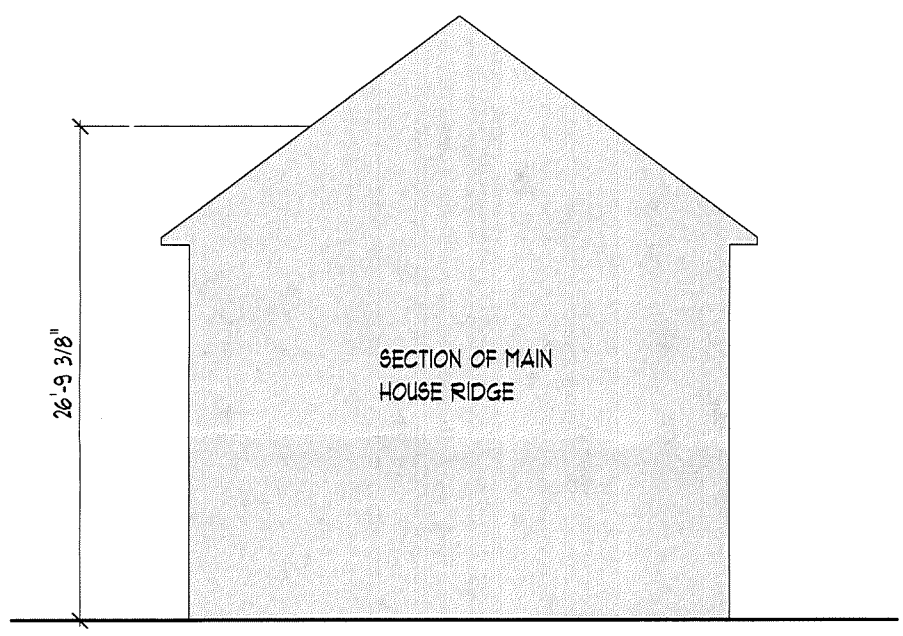
Roof lines may vary once in construction drawings

Proposed Street Side Elevation

Roof lines may vary once in construction drawings



SCHEMATIC SITE PLAN



BUILDING HEIGHT DIAGRAM

SCALE: 1" = 10'-0"

PLOT PLAN

PROPERTY DESCRIPTION PER OAKLAND COUNTY TAX ROLL:

T3N, R8E, SEC 18 ROLLING ACRES NO 1 LOT 50

GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM THE PLAT OF "ROLLING ACRES NO. 1", AS RECORDED IN LIBER 56 OF PLATS, PAGES 57 & 57A, OAKLAND COUNTY RECORDS.
2. 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.
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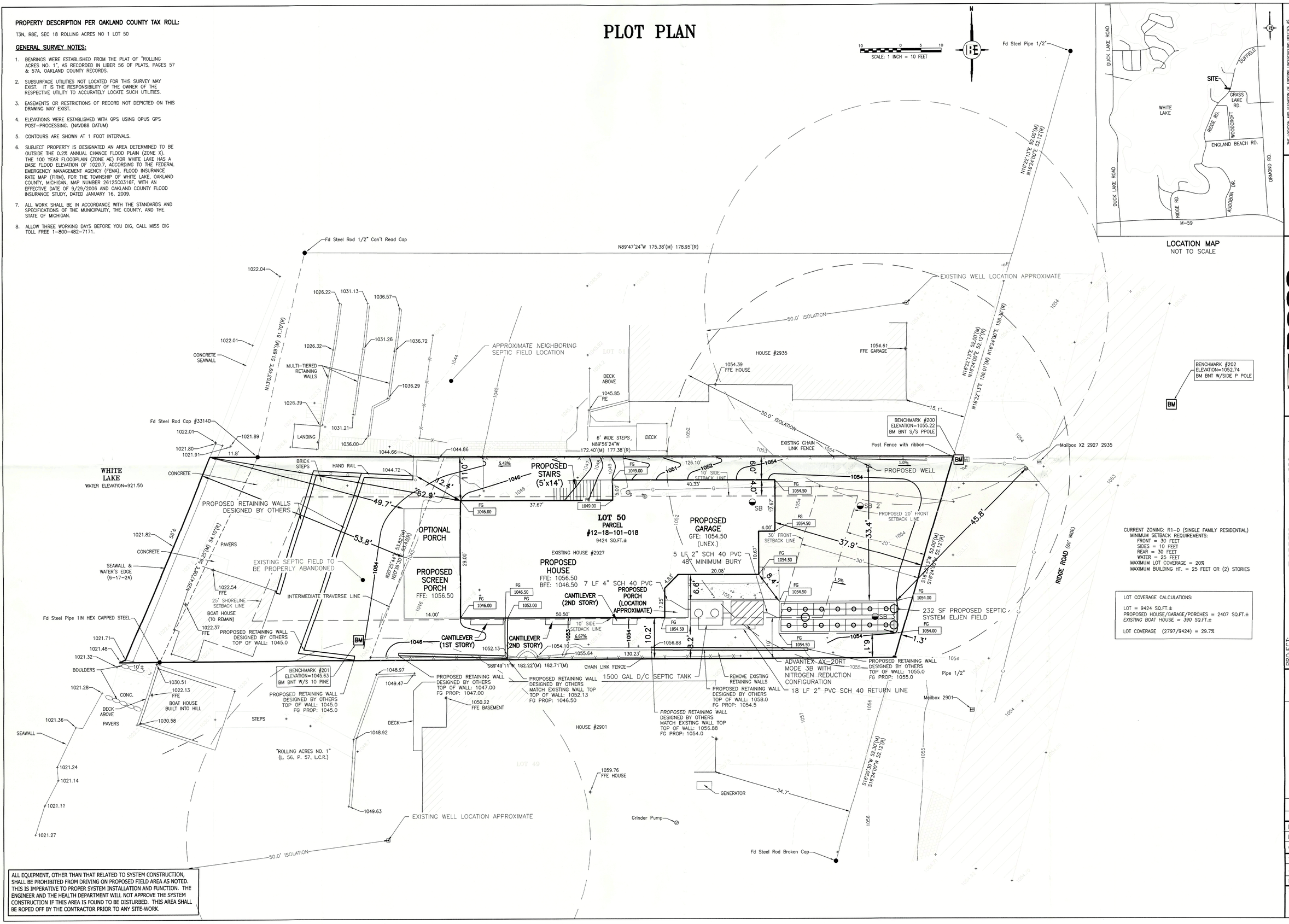
8. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.



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 = 2407 SQ.FT.±
EXISTING BOAT HOUSE = 390 SQ.FT.±

LOT COVERAGE (2797/9424) = 29.7%

ALL EQUIPMENT, OTHER THAN THAT RELATED TO SYSTEM CONSTRUCTION, SHALL BE PROHIBITED FROM DRIVING ON PROPOSED FIELD AREA AS NOTED. THIS IS IMPERATIVE TO PROPER SYSTEM INSTALLATION AND FUNCTION. THE ENGINEER AND THE HEALTH DEPARTMENT WILL NOT APPROVE THE SYSTEM CONSTRUCTION IF THIS AREA IS FOUND TO BE DISTURBED. THIS AREA SHALL BE ROPED OFF BY THE CONTRACTOR PRIOR TO ANY SITE-WORK.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM AVAILABLE RECORDS OR ARE EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE ENCOUNTERED THAT MAY AFFECT THE LOCATION OR DEPTH BUFFERS SIGNIFICANTLY FROM THE PLANS.

BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 www.MISSDIG811.org

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

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

PREPARED FOR: **BIPPUS**
15908 OAK PARK COURT
WESTFIELD, MI 46074
765-639-5233

TITLE: **PLOT PLAN**

NO	BY	REVISION PER	DATE

DESIGN BY:	BL
DRAWN BY:	MJD
CHECKED BY:	
SCALE	1" = 10'
JOB NO.	24-203
DATE	1-28-25
SHEET NO.	1 OF 1

BOSS BE Engineering

OAKLAND COUNTY EXECUTIVE DAVID COULTER

HEALTH DIVISION

Kate Guzmán, Health Officer
(248) 858-1280 | health@oakgov.com

PERMIT TO INSTALL AN ONSITE WELL

PERMIT #: EHW-2024-00407 **Issue Date:** 04/25/2025

APPLICATION RECEIPT DATE: 06/26/2024

PARCEL ID #: 1218101018

PROPERTY ADDRESS: 2927 RIDGE RD
WHITE LAKE, MI 48383

WELL INFORMATION: **Type of Well:** New Drinking Water Well

OWNER:

Name: URSULA R BIPPUS, HANS BIPPUS
Address: 2927 RIDGE RD
WHITE LAKE, MI 48383
Phone:

APPLICANT:

Name: MICHAEL MOCERI INC
Address: 25201 ALEXA DR
COMMERCE TWP, MI 48390
Phone: 248-240-3032

PERMIT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Minimum Isolation Distances:

50 feet from any septic tank or drainfield.
Comments: Deviation: See special conditions

Greater than 50 feet from storm drains.
Comments: Deviation: See special conditions

Subdivision Requirements:

Special Conditions:
Well must penetrate 10ft clay barrier or demonstrate not less than 50ft of submergence.

Deviation Granted:
Yes

Comments:

Special Sampling:

Sampling Frequency:

THIS PERMIT IS VOID AFTER TWO (2) YEARS FROM DATE OF ISSUE

Sanitarian: Matthew Mehnert **Supervisor:** Joseph Kaighen

SEE NEXT SECTION FOR OTHER CONDITIONS

OAKLAND COUNTY EXECUTIVE DAVID COULTER

HEALTH DIVISION

Kate Guzmán, Health Officer
(248) 858-1280 | health@oakgov.com

PERMIT#: EHW-2024-00407

Parcel ID: 1218101018

Property Address:

2927 RIDGE RD
WHITE LAKE, MI 48383

OTHER PERMIT CONDITIONS:

- CALL FOR GROUT INSPECTION WHEN WORK BEGINS.
- Required isolation distances must be met.
- Call for water sample collection and final inspection upon completion of the well. Satisfactory bacteriological and nitrate sample results are required before the placing the new, repaired, or reconditioned water supply system into service.
- Well log and/or abandonment records must be submitted within 60 days of well completion and/or plugging activity.
- Installation must comply with Michigan Water Well Construction and Pump Installation Code, Part 127, Act 368 of the Public Acts of 1978 as amended, and rules, and Act 399 of 1976 as amended and administrative rules.
- If applicable, proper abandonment of a flowing well shall stop the flow by plugging the well with neat cement or concrete grout.
- If applicable, any existing or unused water wells onsite must be properly abandoned with proper documentation submitted in compliance with Michigan Water Well Construction and Pump Installation Code, Part 127, Act 368 of the Public Acts of 1978 as amended, and rules, and Act 399 of 1976 as amended and administrative rules; or certified in writing as usable for intended purposes.
- This Onsite Well Permit does not ensure an Onsite Wastewater Treatment System Permit. An Onsite Well installation may reduce or eliminate an approved onsite wastewater treatment system area resulting in denial of an application for an Onsite Wastewater Treatment System Permit.
- Act 53, P.A. 1974 requires the applicant to notify the public utilities prior to excavation. In addition, you must call 1-800-MISS DIG to locate public underground utilities.
- Owner may be required to comply with other applicable laws, regulations, ordinances, and codes related to the water supply at this location.

Disclaimer : The Oakland County Health Division will not deny participation in its programs based on race, sex, religion national origin, age or disability. State and federal eligibility requirements apply for certain programs.

OAKLAND COUNTY MICHIGAN

HEALTH DIVISION

OAKLAND COUNTY EXECUTIVE DAVID COULTER

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

OAKLAND COUNTY HEALTH DIVISION
ENVIRONMENTAL HEALTH SERVICES

REQUEST FOR DEVIATION FROM GROUNDWATER QUALITY CONTROL ACT

This form needs to be mailed in separately.
Please indicate your Application Tracking Number on the form.

Application Tracking Number EHW-24-00407 **Parcel ID** 12-18-101-018

PROPERTY INFORMATION:
City/Village/Township White Lake Twp.

2927 Ridge Road — STREET ADDRESS
50 — LOT#
Rolling Acres No. 1 — SUBDIVISION

OWNER INFORMATION: Name Eric & Denise Bippus Phone 765-639-5233

559 Napa Valley Dr. Milford, MI 48381
MAILING ADDRESS

SIGNATURE — DATE 4-16-25

DEVIATION REQUESTED AND REASON (Include application section of the law)
Construction of well at 24.5' from Septic field per Board of Appeals variance R.K 122 Unable to maintain isolation from septic & storm sewer

SCALED DRAWING: Show drawing scale, lot dimensions, house, well, septic system (include all systems within 50 feet of well) Include septic system permit number, if known.

See attached Boss Eng. Plan

APPROVAL/DENIAL ☒ Approved ☐ Denied

Conditions:
Well must penetrate 10ft clay barrier or demonstrate not less than 50ft of separation

M. McLeod 4/13/25
EHS Representative/Date

APR 16 2025

OAKLAND COUNTY MICHIGAN
HEALTH DIVISION
OakGov.com/Health

Owner Request to Install an Alternative and/or Engineered Alternative Onsite Wastewater Treatment System in Oakland County

I/We Eric & Denise Bippus, hereby request that approval be considered by the Oakland County Health Division for the installation of an alternative and/or engineered alternative wastewater treatment system.

This request is submitted with respect to the following parcel:

Property Address: 2927 Ridge Road		
Lot(s): 50	Subdivision: Rolling Acres	Parcel ID: 12-18-101-018
Section: 18	Township: White Lake Township	ATN: EHS.24.00531
Type of Alternative Technology:		
Advantex AX-20RT Mode 3B with Denitrification and Eljen B43 480 sq ft Eljen Bed		
Description of Project:		
Proposed 2 bedroom house on an existing developed property		

(Scaled/detailed plot plan or engineered plans may be required)

Approval of Alternative and/or Engineered Alternative Onsite Wastewater Treatment Systems by the Oakland County Health Division

A conventional onsite wastewater treatment system includes one or more septic tanks, a soil absorption system with non-uniform distribution of effluent, and all associated connections, fittings, and appurtenances installed below original grade in accordance with Sections 6 and 7 of Article III. All systems that fall outside of this description shall be considered alternative or engineered alternative.

The Oakland County Sanitary Code Article III allows for the acceptance of alternative and engineered alternative systems in the treatment and disposal of sanitary sewage. This provides for practical applications of innovative design, alternative technology, and may include pretreatment.

Alternative or engineered alternative onsite wastewater treatment systems may require the submittal of engineered plans and ongoing maintenance contracts. Therefore, alternative or engineered alternative systems may be required to meet special conditions before they are approved and often have deeded restrictions and/or limitations.

The approval of alternative or engineered alternative wastewater treatment systems and/or pretreatment does not guarantee the system against failure. Failure to provide routine maintenance as recommended by the manufacturer will reduce the life expectancy of the system and may be a violation of the conditions of the installation permit. It is the responsibility of the property owner to assure that the system functions as designed, that routine maintenance is provided when required, and the system does not pose a threat to Public Health.

Agreement

I/We understand that approval by Oakland County Health Division for any onsite wastewater treatment system provides no guarantees for a normal use period. I/we will immediately rectify any failure of the onsite wastewater treatment system as determined by the Oakland County Health Division. I also understand it may be necessary to obtain an annual Operation Permit from the Oakland County Health Division for the life of the system. Failure to comply with the Operation Permit will result in expenses and penalties that shall be assessed against the property and treated in the same manner as taxes assessed under the general tax laws of this State.

Property Owner(s) Signature

1-10-2025
Date

OFFICE USE ONLY				
Sanitarian: M. Mehrart, RS	Sup Initials: JK	Date: 4-24-25	☑ Approved	☐ Disapproved

The Oakland County Health Division will not deny participation in its programs based on race, sex, religion, national origin, age or disability. State and Federal eligibility requirements apply for certain programs.

JAN 1 9 2025

OAKLAND COUNTY EXECUTIVE DAVID COULTER

HEALTH DIVISION

Kate Guzmán, Health Officer
(248) 858-1280 | health@oakgov.com

PERMIT TO INSTALL AN ON-SITE SEWAGE DISPOSAL SYSTEM

PERMIT #: EHSI-2024-00531 **Issue Date:** 04/24/2025

PARCEL ID #: 1218101018 **APPLICATION RECEIPT DATE:** 06/26/2024

PROPERTY ADDRESS:
2927 Ridge Rd, White Lake, MI 48383

No. of Bedrooms: 2

SEPTIC INFORMATION: Proposed Use and Type:
Residential New

OWNER:

Name: URSULA R BIPPUS, HANS BIPPUS
Address: 559 NAPA VALLEY DR
MILFORD, MI 48381

Phone:

APPLICANT:

Name: MICHAEL MOCERI INC
Address: 25201 ALEXA DR
COMMERCE TWP, MI 48390

Phone: 248-240-3032

PERMIT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Tank:

Size of Septic (Gallons)	No. of Compartments	Tank Type	
1500	2	Septic Tank (Concrete)	
800	1	Septic Tank (Fiber Glass)	Advantex AX20RT MODE :

Soil Absorption System:
Drainage bed consisting of 480 sq. ft.

Stipulations:
Locate absorption system over boring 3 per approved engineered plan
Cut drainage bed 100% 4ft to sand and gravel
Backfill with 2NS sand to absorption system grade

Pre-Final Inspection:
Call when work begins
Bed-Call for midcut inspection prior to backfilling

THIS PERMIT IS VOID AFTER TWO (2) YEARS FROM DATE OF ISSUE

Sanitarian: Matthew Mehnert **Supervisor:** Joseph Kaighen

SEE NEXT PAGE FOR ADDITIONAL INFORMATION AND REQUIRMENTS

Kate Guzmán, Health Officer
(248) 858-1280 | health@oakgov.com

PERMIT#: EHSI-2024-00531

Parcel ID: 1218101018

Property Address:

2927 Ridge Rd, White Lake, MI 48383

Minimum Isolation Distances to be Maintained:

10 feet from building foundations	SCAB Approved: Install per approved engineered plan.
10 feet from property lines	SCAB Approved: Install per approved engineered plan.
50 feet from private well	SCAB Approved: Install per approved engineered plan.
50 feet from storm drains and catch basins designed to divert surface waters	SCAB Approved: Install per approved engineered plan.

Special Conditions:

- A soil entrapping barrier shall be provided. Acceptable cover shall be non-woven fabric with a weight not to exceed two (2) ounces per square yard, minimum trapezoidal tear strength of ten (10) pounds, and minimum puncture strength of eight (8) pounds.
- Prior to Health Division final approval, a copy of the recorded deed restriction shall be submitted. The deed restriction recorded with the Oakland County Register of Deeds shall include a notification of the technology used and description of the necessary maintenance.
- Effluent filters shall meet NSF/ANSI Standard 46. Effluent filters shall be rated by the manufacturer with a minimum daily flow rate of one and one-half (1.5) times the total required septic tank capacity.
- Sewer lines to and from all tanks and between a tank and head or distribution box shall be constructed of solid pipe with sealed joints, Schedule 40 PVC (solid).
- Final cover shall be 8 to 24 inches over the soil absorption system.
- Plan#:24-203 Rev. Date: 3/4/25 Eng's Name:Brent LaVanway Plan approval is contingent upon the designing engineer establishing all grades. Making sufficient inspections during construction to assure compliance with plans and providing this office with a signed statement to that affect. A final inspection by the Health Division is required.
- In no case shall any driveway, parking area, paved surface, swimming pool, stockpiled material or building be placed over the Onsite Wastewater Treatment System.
- Failure to conduct required maintenance or perform corrections recommended by the maintenance provider shall result in penalties set forth in the Oakland County Sanitary Code.
- Old tank onsite must be properly abandoned.
- Risers shall be a minimum of twenty-four (24) inches in diameter, water tight and tamper resistant with a locking mechanism or boltheads that need specialized tools for access.

HEALTH DIVISION

Kate Guzmán, Health Officer
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PERMIT#: EHSI-2024-00531

Parcel ID: 1218101018

Property Address:

2927 Ridge Rd, White Lake, MI 48383

Comments:

Advantex AX20RT Mode 3 B
Final disposal- 30 Eljen B43 pressure dosed pods.
Plan approved by Sanitary Code Appeal Board 4/16/25.
2 BEDROOM ONLY

Replacement Area:

Adequate replacement available?: No,

STANDARD PERMIT REQUIREMENTS:

- Must install system in accordance with OCHD Sanitary Code, Article III and/or Michigan Criteria for Subsurface Sewage Disposal.
- Required isolation distances must be verified by the installer.
- Call to schedule all necessary inspections prior to the completion of the installation.
- Call to schedule a final inspection prior to covering the system.
- Act 53, P.A. 1974 requires the applicant to notify the public utilities prior to excavation. In addition, you must call 1-800-MISS-DIG to locate public underground utilities.
- This Onsite Wastewater Treatment System Permit does not ensure an Onsite Well Permit. An Onsite Wastewater Treatment System installation may reduce or eliminate an approved well area resulting in denial of an application for an Onsite Well Permit.

Kate Guzmán, Health Officer
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PERMIT#: EHSI-2024-00531

Parcel ID: 1218101018

Property Address:

2927 Ridge Rd, White Lake, MI 48383

APPROVED BORINGS:

Boring # 1 **Soils Observed by:** mehnertm

Boring Label	HSWT Observe	HSWT Indicator	Depth HSWT	Ground Water	Depth of Water	Captured Date	Captured By
1	No			No		07/25/2024	mehnertm

Texture(s)

Depth	Depth Units	Size	Wetness	Soil Info	Topsoil Texture	Color
6	Inch			Topsoil	Sandy Loam	
3.5	Feet			Sandy Loam		
4	Feet	Gravel		Sand		

Boring # 2 **Soils Observed by:** mehnertm

Boring Label	HSWT Observe	HSWT Indicator	Depth HSWT	Ground Water	Depth of Water	Captured Date	Captured By
2	No			No		07/25/2024	mehnertm

Texture(s)

Depth	Depth Units	Size	Wetness	Soil Info	Topsoil Texture	Color
12	Inch			Topsoil	Sandy Loam	
3	Feet			Sandy Loam		
4	Feet	Gravel		Sand		

HEALTH DIVISION

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PERMIT#: EHSI-2024-00531

Parcel ID: 1218101018

Property Address:

2927 Ridge Rd, White Lake, MI 48383

Boring # 3 **Soils Observed by:** mehnertm

Boring Label	HSWT Observe	HSWT Indicator	Depth HSWT	Ground Water	Depth of Water	Captured Date	Captured By
3	No			No		12/18/2024	mehnertm

Texture(s)

Depth	Depth Units	Size	Wetness	Soil Info	Topsoil Texture	Color
4	Feet			Sandy Loam		
5.5	Feet	Gravel		Sand		

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2927 RIDGE RD WHITE LAKE

Legend

Well - Site

- Proposed Well
- GPS Well

GPS Septic Tanks

- Septic Lid
- GPS Soil Borings
- GPS Field Notes

Septic Tank - Site

- Proposed

Septic Area - Site

- Initial Area
- Parcel Sketch Lines - Site
- Dimension Line - Site
- OC Tax Parcel
- 2ft Contours (Print Quality)

N

0 0.01 0.01 mi

Oakland County Health Division
Oakland County, MI
4/18/2025, 11:45:11 AM

2927 RIDGE RD WHITE LAKE

Legend

Well - Site

- Proposed Well
- GPS Well

GPS Septic Tanks

- Septic Lid
- GPS Soil Borings
- GPS Field Notes

Septic Tank - Site

- Proposed

Septic Area - Site

- Initial Area
- Parcel Sketch Lines - Site
- Dimension Line - Site
- OC Tax Parcel
- 2ft Contours (Print Quality)

N

0 0.01 0.01 mi

Oakland County Health Division
Oakland County, MI
4/18/2025, 11:45:11 AM

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 25th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than June 27th 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