

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 7, 2025

Agenda item: 8A

Appeal Date: March 25, 2025

Applicant: Nick Moore

Address: 9141 Hutchins Road
White Lake, MI 48386

Location: 9141 Hutchins Road
White Lake, MI 48386

Zoning: R1-D Single Family Residential

Property Description

The 0.184-acre (8,015 square-foot) parcel identified as 9141 Hutchins Road is zoned R1-D (Single Family Residential). The existing single-family home on the property (which is 694 square feet in size) utilizes a private well for potable water and a septic system for sanitation.

Applicant's Proposal

The Applicant is proposing to build a 625 square-foot addition onto his existing 719 square-foot detached garage. The combined area of the existing garage and the addition (totaling 1,344 square feet) is 194 percent of the ground floor area of the principal structure.

Planner's Report

The subject lot is legally nonconforming. Per Article 3.1.6.E of the Zoning Ordinance, in the R1-D zoning district, the minimum lot area is 12,000 square feet and minimum lot width is 80 feet. The subject lot does not meet these thresholds, as its area is only 8,015 square feet and width is only 40 feet.

Section 5.7.C of the Zoning Ordinance states that "in no instance shall the sum total of the ground floor areas of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure." Since the principal building on this property (the residence) is 694 square feet, the Ordinance would allow for accessory buildings or structures totaling up to 868 square feet (694×1.25). However, the Applicant seeks to build a 625 square-foot addition onto the existing garage, which would result in the ground floor area of the garage being 194 percent of the ground floor area of the principal structure.

It should be noted that the Applicant has not provided a professionally drawn plan showing setbacks and lot coverage. Therefore, any approval should be conditioned on the Applicant furnishing a plan that shows compliance with those Ordinance requirements.

The requested variances are listed in the following table:

Variance #	Ordinance Section	Subject	Standard	Requested Variance
1	Section 3.1.6.E	Minimum Lot Area	12,000 square feet	3,985 square feet
2	Section 3.1.6.E	Minimum Lot Width	80 feet	40 feet
3	Section 5.7.C	Size of Accessory Buildings in Residential Districts	Ground floor area cannot exceed 125% of ground floor area of principal structure	69 percent

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Nick Moore from Section 3.1.6.E and Section 5.7.C of the Zoning Ordinance for Parcel Number 12-35-226-033, identified as 9141 Hutchins Road, in order to build an addition onto an existing garage. Variances from Section 3.1.6.E are granted to allow for construction on a lot that is 3,985 square feet less than the minimum lot area, and 40 feet less than the minimum lot width, required in the R1-D zoning district. Additionally, a variance from Section 5.7.C is granted to allow for the ground floor area of the proposed garage to be 194 percent of the ground floor area of the principal structure. This approval will have the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division
2. In no event shall the projection of any roof overhang be closer than five feet to the side lot lines
3. No mechanical units, including HVAC system or generators, shall be placed closer than five feet to any side yard lot line
4. An as-built survey shall be provided to verify compliance with setbacks and lot coverage requirements

Denial: I move to deny the variances requested by Nick Moore for Parcel Number 12-35-226-033, identified as 9141 Hutchins Road, due to the following reason(s):

Postpone: I move to postpone the appeal of Nick Moore *to a date certain or other triggering mechanism* for Parcel Number 12-35-226-033, identified as 9141 Hutchins Road, to consider comments stated during this public hearing.

Attachments:

1. Variance application dated March 25, 2025
2. Letter from Applicant dated March 24, 2025
3. Letter of denial from the building department dated March 21, 2025
4. Labeled aerial view of property
5. Building plans
6. Notice of Assessment proving ownership

7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
 - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION

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

APPLICANT'S NAME: Nick Moore PHONE: 248-881-5162

ADDRESS: 9141 Hutchins RD White Lake MICHIGAN 48386

APPLICANT'S EMAIL ADDRESS: Dirtbiker1995@comcast.net

APPLICANT'S INTEREST IN PROPERTY: ☒ OWNER ☐ BUILDER ☐ OTHER: _____

ADDRESS OF AFFECTED PROPERTY: 9141 Hutchins RD PARCEL # 12 - 35226033

CURRENT ZONING: Residential PARCEL SIZE: 200' X 40'

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Article 5.7

VALUE OF IMPROVEMENT: \$ 26,000 SEV OF EXISTING STRUCTURE: \$ 73,410

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

APPLICATION FEE: \$ 385.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE:  DATE: 3/25/25

March 25, 2025

Nick Moore
9141 Hutchins
White Lake, MI, 48386
Dirtbiker1995@comcast.net
248-881-5162

To: Zoning Board of Appeals

Dear Zoning Board of Appeals members,

My name is Nick Moore and I'm writing to you to formally request a zoning variance for my above-listed property. The purpose of this variance is to obtain permission to increase the size of my existing pole barn.

My property is zoned residential which restricts the size of accessory structures. My pole barn project would exceed the allowed 125% of the ground floor area of the principal structure.

The proposed modification will benefit me by giving me additional space to continue to pursue my passion and hobby of restoring my own car and maintaining my own vehicles. As well as allowing me to store the vehicles I have already and will restore in the future. This modification will also benefit the community by increasing the property value. I also believe this is a perfect part of White Lake for such a home. As there is a home just four or five doors down that has a very similar set up. I have also attached supporting documents for your review.

I appreciate your time and consideration in this request and look forward to your decision. Please feel free to contact me at 248-881-5162 or Dirtbiker1995@comcast.net should you need any additional information.

Thank you in advance for your consideration and attention to this request.

Sincerely,

Nick Moore

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

March 21, 2025

Nicholas Moore
9141 Hutchins Rd
White Lake, MI 48386

RE: Proposed Accessory Structure

Based on the submitted plans, the proposed accessory structure does not satisfy the White Lake Township Clear Zoning Ordinance for Accessory Buildings or Structures in R1D Residential Zoning Districts.

Article 5.7 of the White Lake Township Clear Zoning Ordinance states:

C. With the exception of the Suburban Farm (SF) and Agricultural (AG) zoning districts, in no instance shall the sum total of the ground floor areas of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure, excluding attached garages.

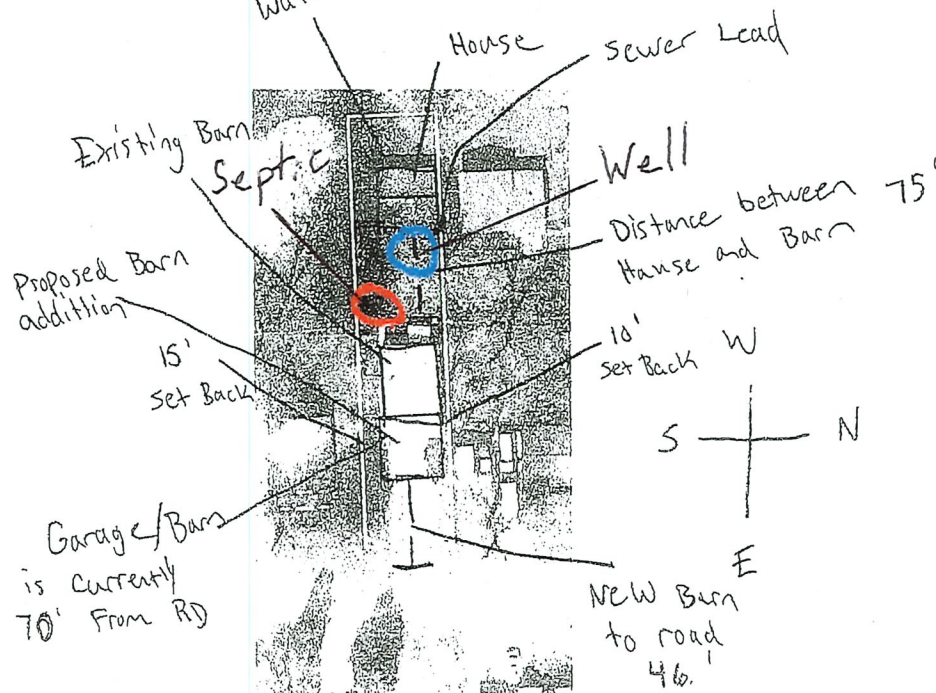
Based on Township records, the principal structure has a ground floor area of 698 sq ft. The proposed combined area of the existing accessory structure and accessory structure addition would be 1,344 sq ft, which is 192% of the ground floor area of the principal structure, exceeding the 125% of the ground floor area of the principal structure permitted by ordinance.

Approval of the building permit would be subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the April 24th Zoning Board of Appeals (ZBA) meeting, application must be submitted to the White Lake Township Planning Department no later than March 27th at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

Nick Moore
9141 Hutchins RD
White Lake MI
48386

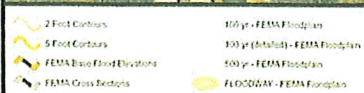


Nick



<p>2 Foot Contour 5 Foot Contour FEMA Base Flood Elevation FEMA Cross Section</p> <p>100 yr - FEMA Floodplain 500 yr - FEMA Floodplain FLOODWAY - FEMA Floodplain</p>	<p>Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on this map.</p> <p>OAKLAND DAVID COULTER Oakland County Executive</p>	<p>Date Created: 3-3-2025</p> <p>NORTH 1 inch = 50 feet</p>
---	---	--

Nick

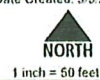


Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

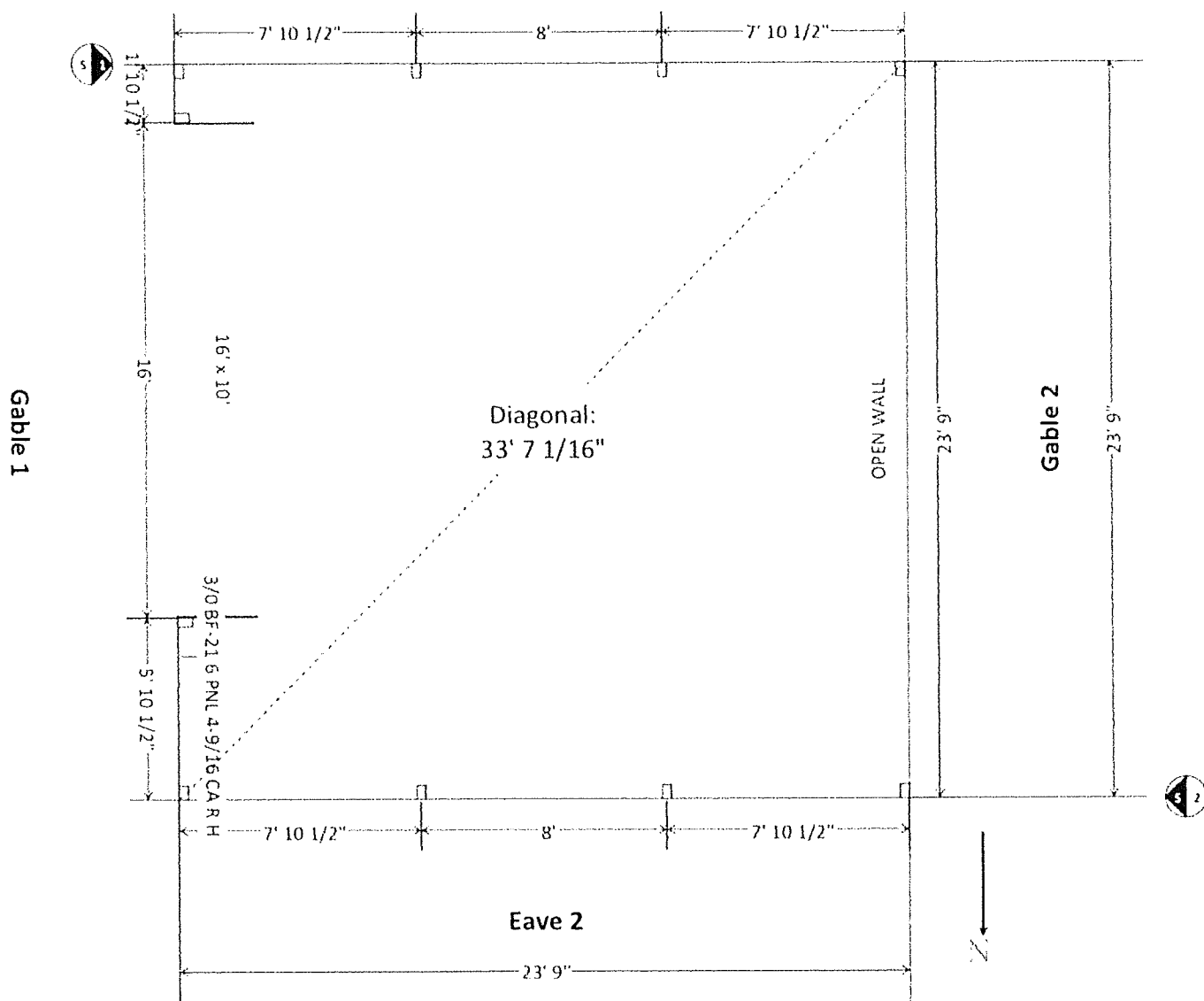


David Coulter
Oakland County Executive

Date Created: 3/3/2025



Date: Tuesday, March 4, 2025 at 08:23 AM EST

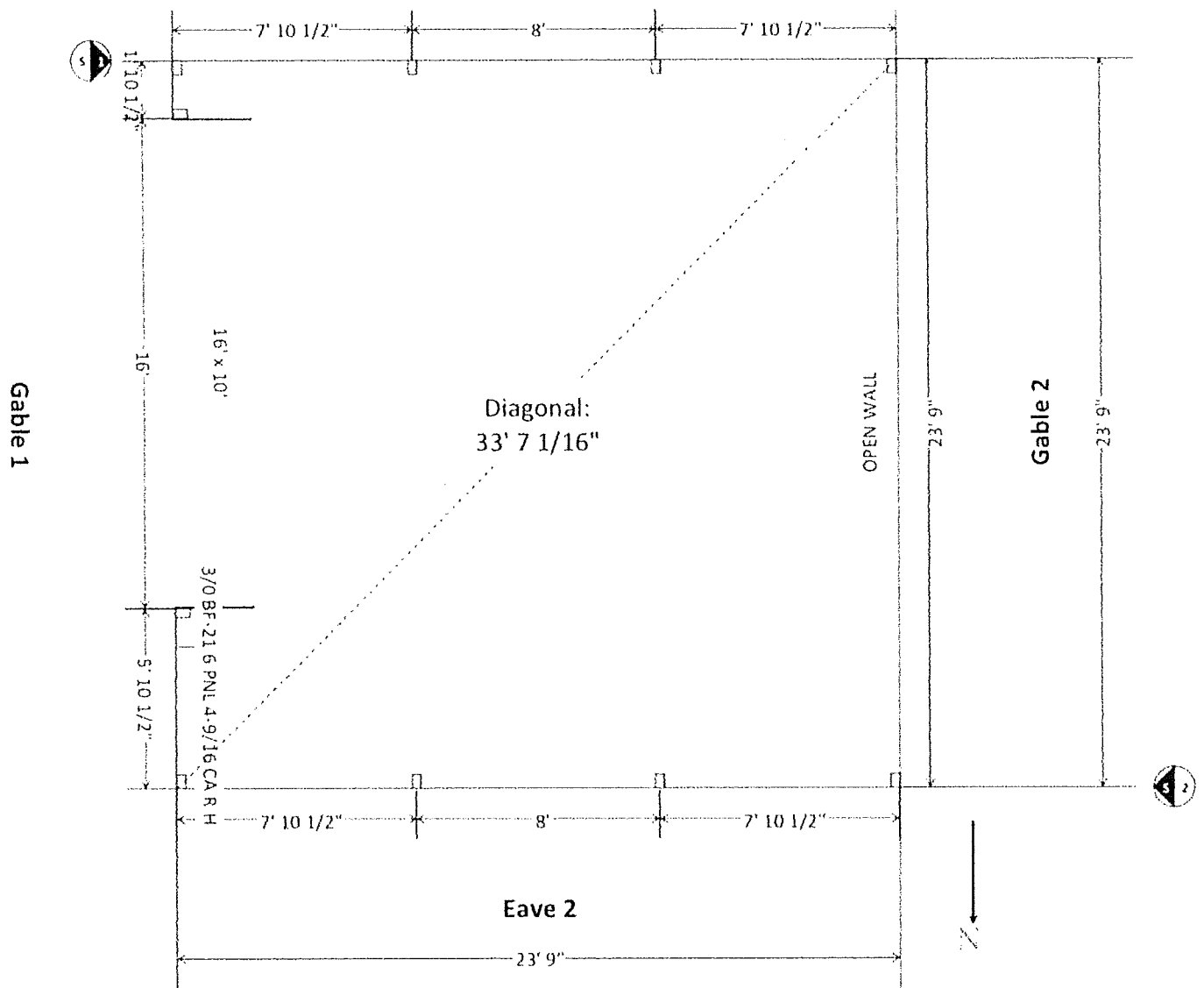


Nick

From: James Linfield (sslemans@yahoo.com)

To: sslemans@yahoo.com

Date: Tuesday, March 4, 2025 at 08:23 AM EST



SPECIFICATIONS FOR 24' X 24' X 12' POST FRAME PACKAGE:

• MATERIAL PACKAGE

- Pre-Engineered Wood Trusses (4:12 Pitch) (4' O.C.)
- 4 x 6 #2 60 CCA TREATED Eave Posts (8' O.C.)
- 4 x 6 #2 60 CCA TREATED Gable Posts (10' O.C.)
- 2 x 10 #2 GRD CONTACT ALT TRT Skirt Boards (1 Row)
- 2 x 4 Wall Girts (24" O.C.) and Roof Purlins (48" O.C.)
- 2 x 12 Double Top Girt Truss Carrier
- 1/4" Thermal-Ply Perf R B4125S H.D. Insulation on Roof
- Charcoal Classic Rib Steel Siding w/ 45 -Year Paint Warranty
- Charcoal Classic Rib Steel Roof w/ 45 -Year Paint Warranty
- One Concrete Pad per Post Hole

• DOORS & WINDOWS

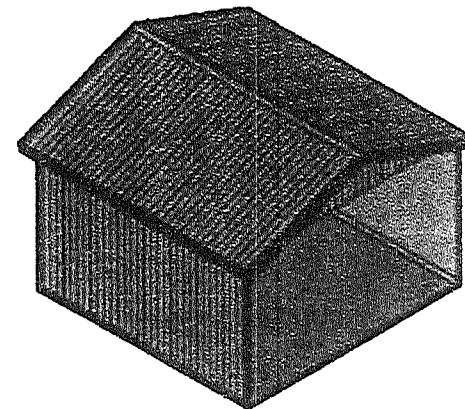
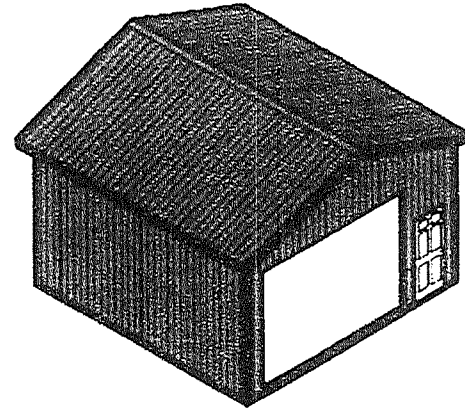
- Open Wall On Gable 2
- One 16' X 10' General Opening
- One 3' 6 Panel Entry Door

• 12" OVERHANG ON ALL SIDES STEEL SOFFIT

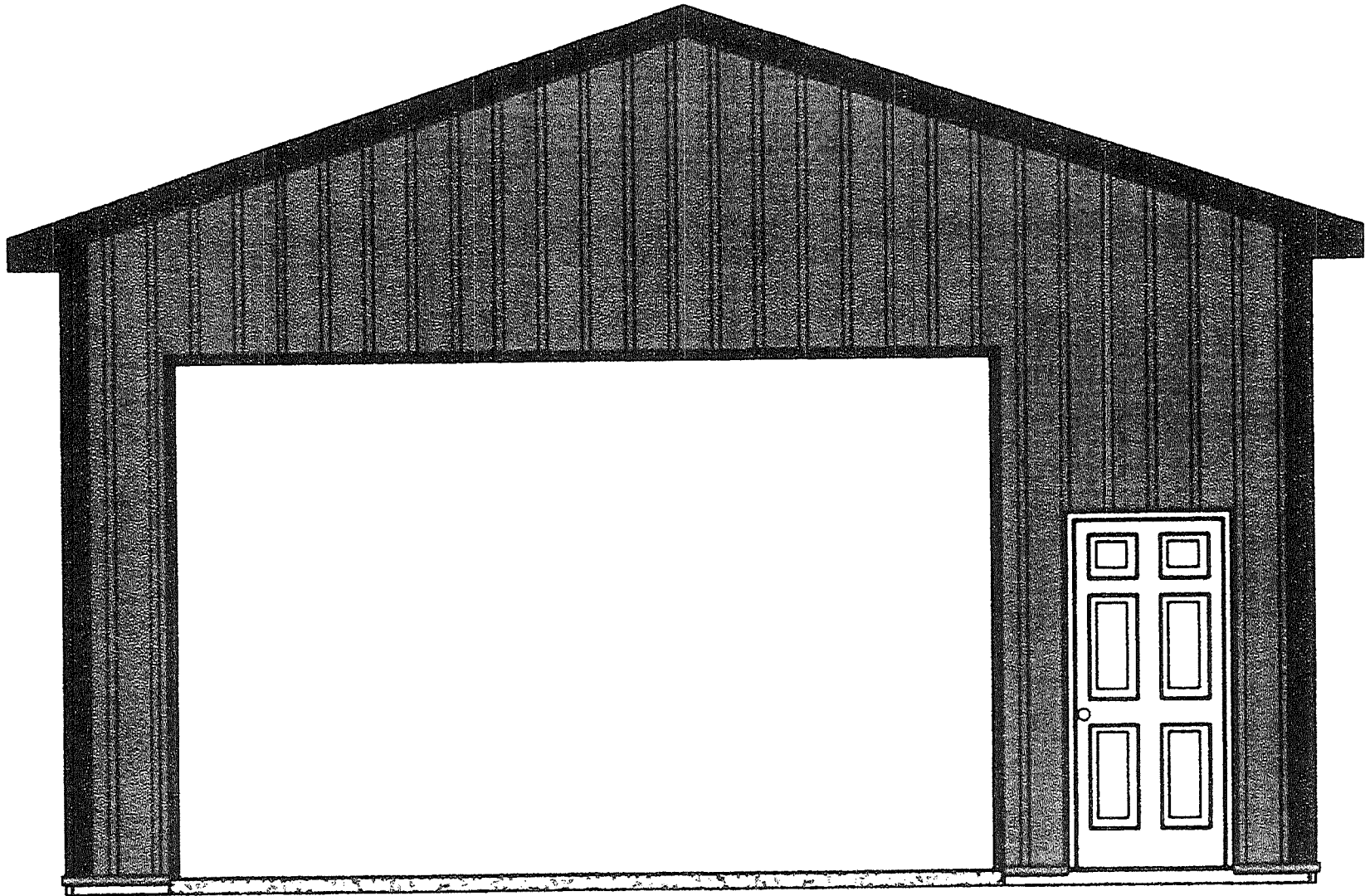
• FASTENERS

- 1 in. Metal to Wood Screws for Steel Wall Panel
- 2 in. Metal to Wood Screws for Steel Roof Panel
- 3.5 In. R/S Galv. Pole Barn Nails for Truss Carrier
- 3.5 In. R/S Galv. Pole Barn Nails for Skirt Board
- Galvanized Steel Framing Nails

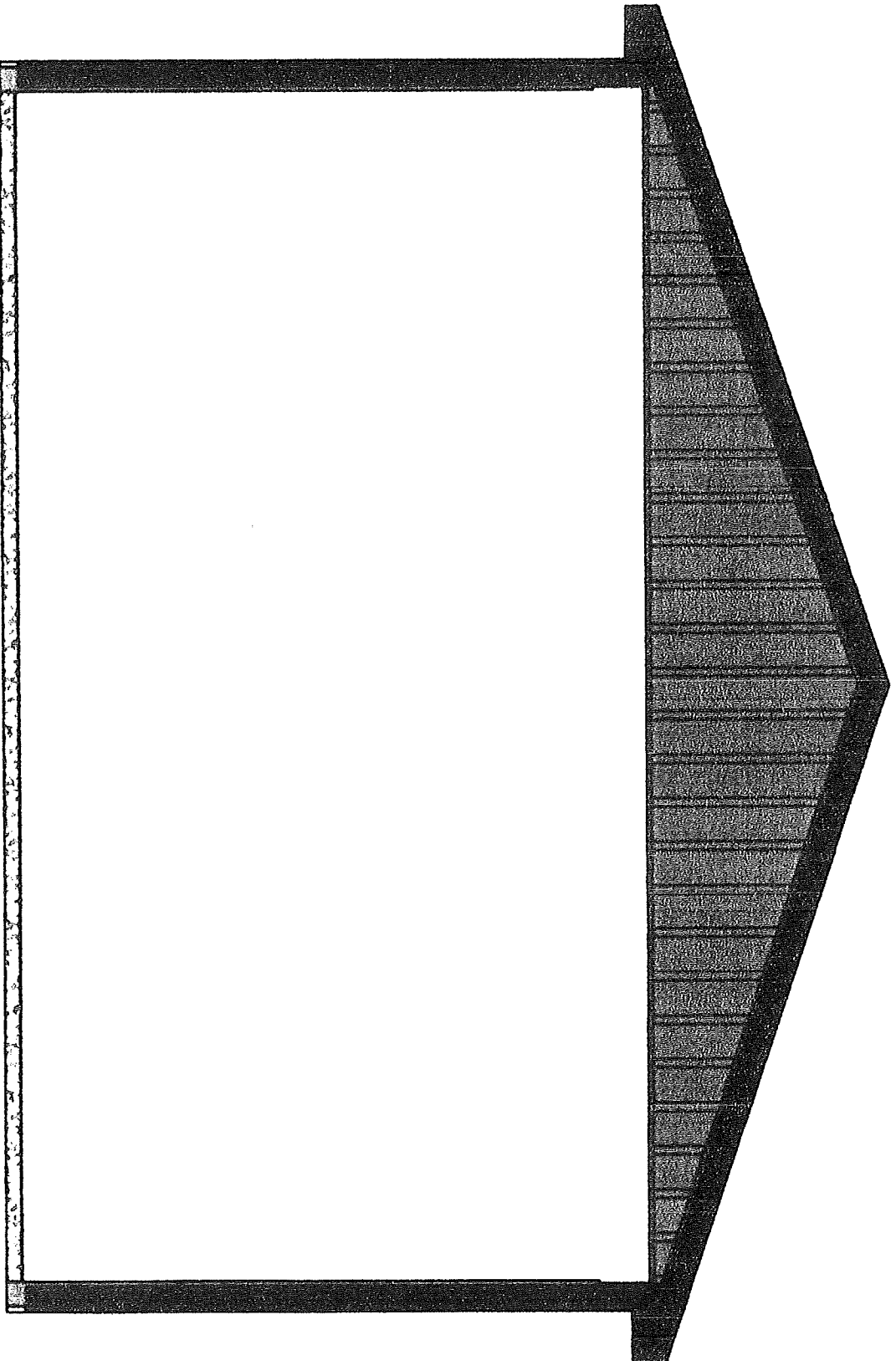
• DETAILED BUILDING PLANS



EAST SIDE-GABLE SIDE 1 ELEVATION

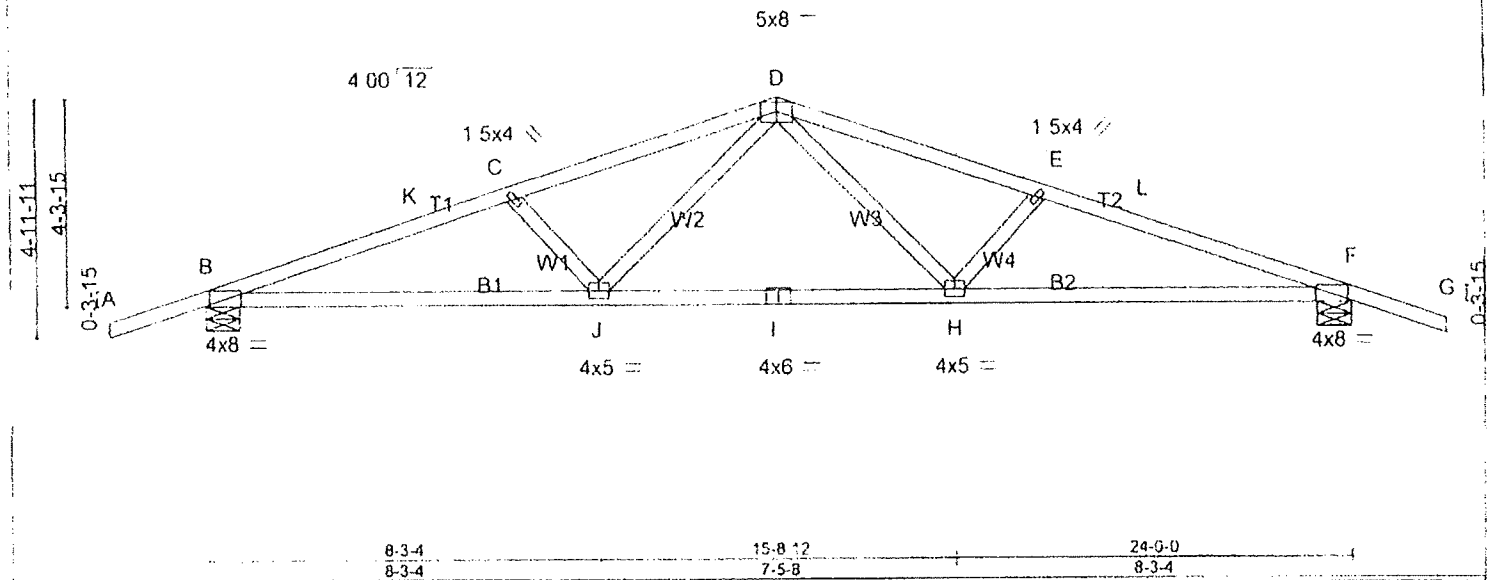


WEST SIDE-GABLE SIDE 2 ELEVATION



Job	Truss	Truss Type	Qty	Ply	BEN'S CONTRACTOR CENTER
BENS CONT CTR	24R	COMMON	30	1	Job Reference (optional)
Heart Truss & Engineering, Lansing, MI 48906					
8700 s Nov 1 2023 MiTek Industries, Inc. Mon Apr 1 16:09:47 2024 Page 1					
ID GFFY7U572a55x0ZUvLWYUyaVG-eZZTrdzHJ2n9HCalmUnhkpEuudjWONwSEMfBjzV2Xq					
-2-0-0	6-6-3	12-0-0	17-5-13	24-0-0	26-0-0
2-0-0	6-6-3	5-5-13	5-5-13	6-6-3	2-0-0

Scale = 1:46.8



LOADING (psf)	SPACING-	2-0-0	CSI	DEFL.	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 53.9	Plate Grip DOL	1.15	TC 0.75	Vert(LL)	-0.24	H-J >999	350	MT20	197/144
(Ground Snow=70.0)	Lumber DOL	1.15	BC 0.79	Vert(CT)	-0.33	H-J >841	240		
TCOL 7.0	Rep Stress Incr	NO	WB 0.29	Horz(CT)	0.10	F n/a	n/a		
BCLL 0.0	Code IBC2015/TP12014		Matrix-SH						
BCOL 10.0									
								Weight 94 lb	FT = 20%

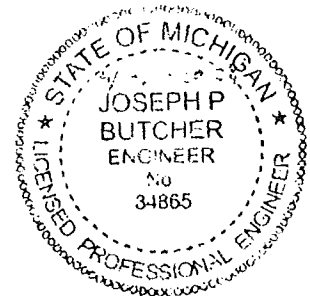
LUMBER-	BRACING-
TOP CHORD 2x4 DF-N 2400F 2 OF	TOP CHORD Structural wood sheathing directly applied or 3-9 10 oc purlins
BOT CHORD 2x4 SP No 1	BOT CHORD Rigid decking directly applied or 10-0-0 oc bracing
WEBS 2x4 SPF No 2	MiTek recommends that Stabilizers and required cross bracing be installed during truss erection in accordance with Stabilizer Installation guide

REACTIONS.	(lb/size) F=1939/0-8.8 (min 0-2.5) B=1939/0-8.3 (min 0-2.5)
	Max Horz B=-36(LC 11)
	Max Up(LF=-115(LC 7), B=-115(LC 6)

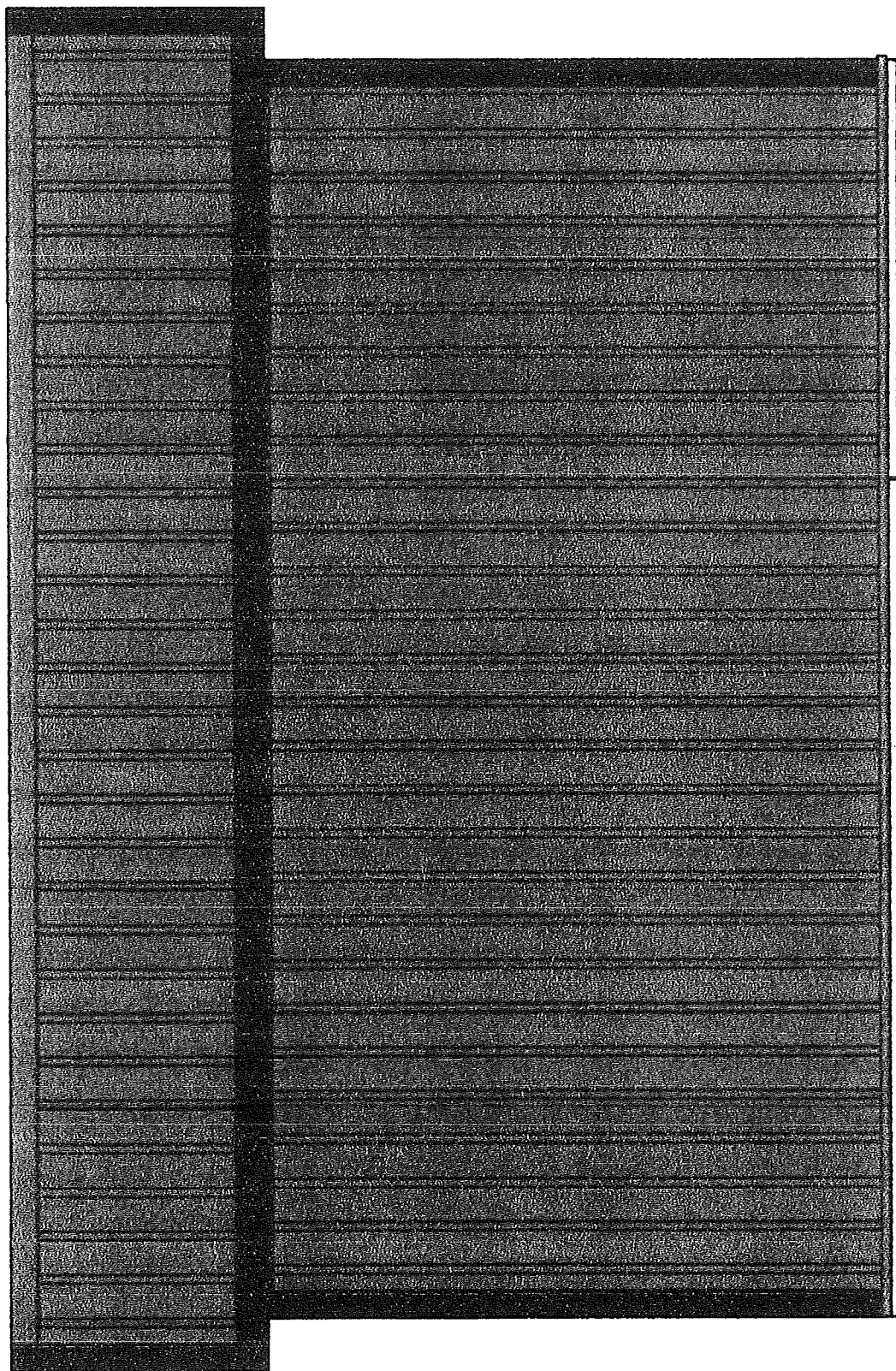
FORCES.	(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown
TOP CHORD	B-K=-3759/109, C-K=-3576/124, C-D=-3250/109, D-E=-3250/109, E-L=-3576/124
	F-L=-3759/109
BOT CHORD	B-J=-106/3429, I-J=-31/2341, H-I=-31/2341, F-H=-70/3429
WEBS	C-J=92/192, D-J=-31/1164, D-H=-31/1164, E-H=-92/192

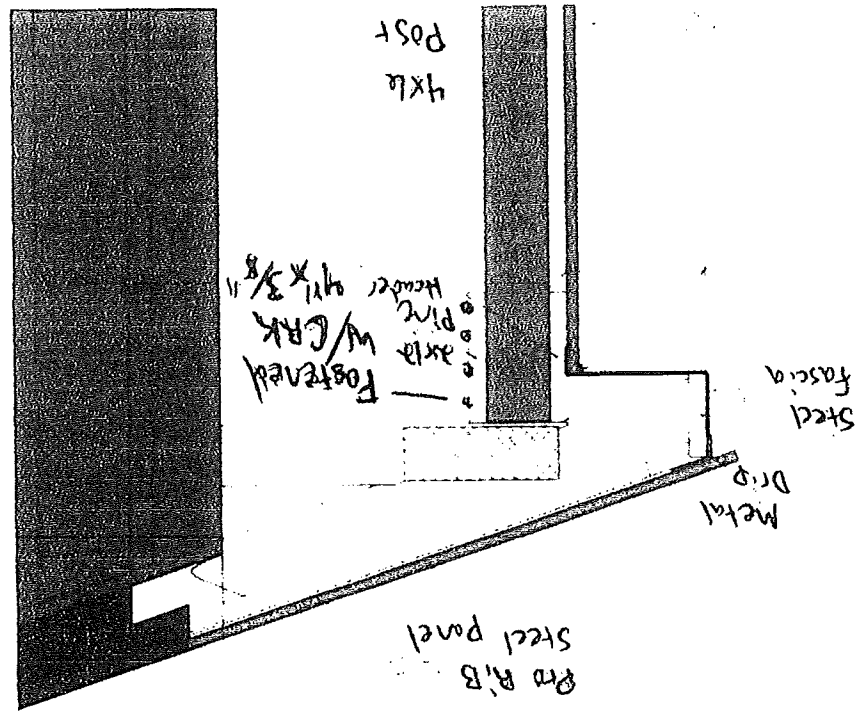
- NOTES-
- 1) Wind ASCE 7-10, Vult=115mph Vasc=91mph TCOL=4 psf BCOL=0 psf n=15II, Cat II Exp B Enclosed MWFRS (envelope, Lumber DOL=1.60 plate grip DOL=1.60
 - 2) TCLL ASCE 7-10, Pg=70.0 psf (ground snow) Pf=53.9 psf (flat roof snow) Category II Exp B, Partially Exp, Ct=1.10
 - 3) Unbalanced snow loads have been considered for this design
 - 4) This truss has been designed for greater of min roof live load of 20.0 psf or 1.95 times flat roof load of 53.9 psf on overhangs non-concurrent with other live loads
 - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads
 - 6) This truss has been designed for a live load of 20.0 psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 1-0-0 wide will fit between the bottom chord and any other members
 - 7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 115 lb up/ft at joint F and 115 lb up/ft at joint B
 - 8) This truss is designed in accordance with the 2015 International Building Code section 2306.1 and referenced standard ANSI/TPI 1

LOAD CASE(S) Standard

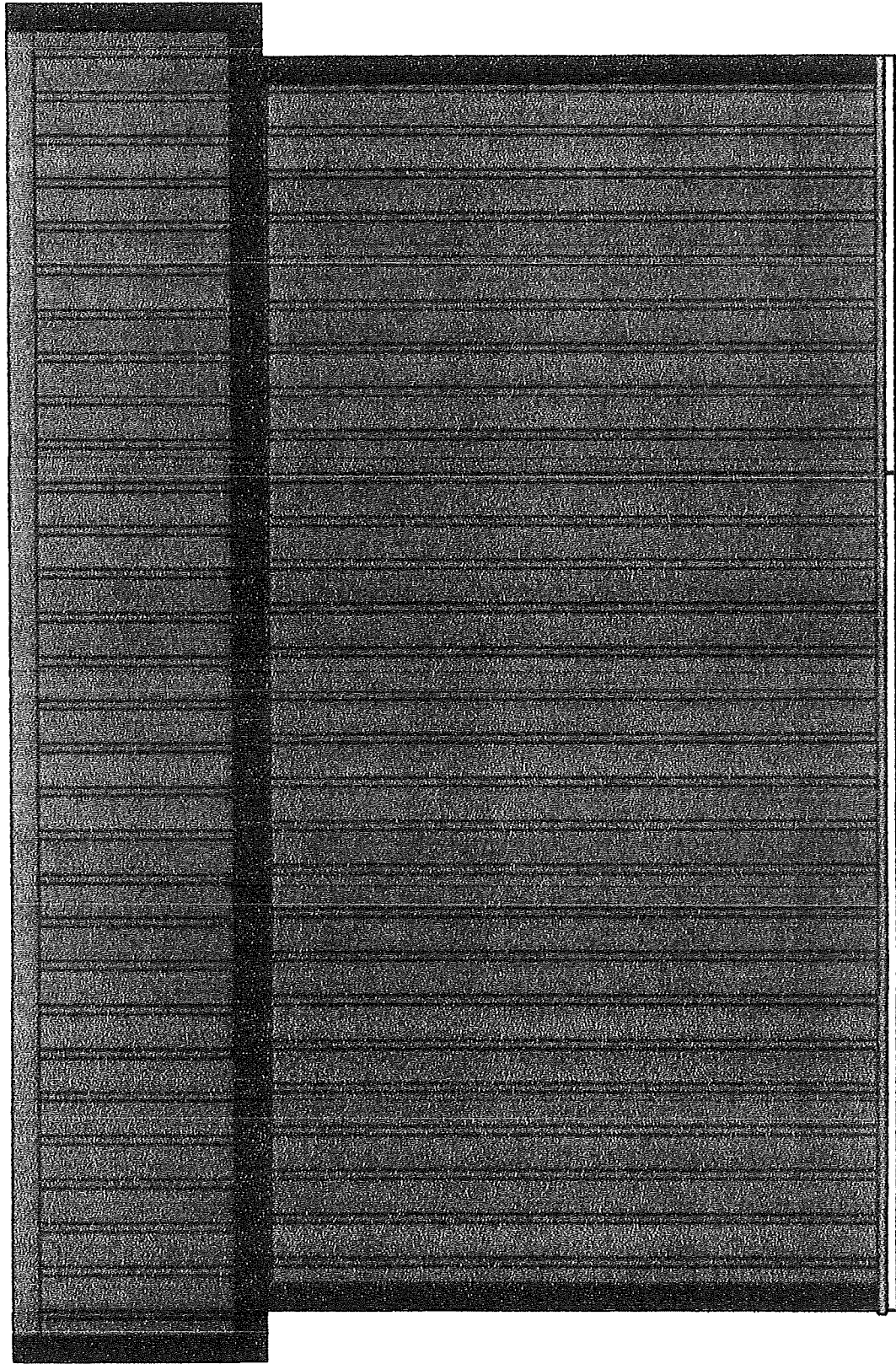


SOUTH SIDE-EAVE SIDE 1 ELEVATION





NORTH SIDE-EAVE SIDE 2 ELEVATION




THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

9296

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: WHITE LAKE TOWNSHIP DAVID HIEBER, ASSESSOR 7525 HIGHLAND WHITE LAKE, MI 48383-2900		PARCEL IDENTIFICATION PARCEL NUMBER: Y -12-35-226-033 PROPERTY ADDRESS: 9141 HUTCHINS RD WHITE LAKE, MI 48386-3334	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 9296 *****AUTO**5-DIGIT 48383 MOORE, NICHOLAS GEORGE 9141 HUTCHINS ST WHITE LAKE, MI 48386-3334 		PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Resident" 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
LEGAL DESCRIPTION: T3N, R8E, SEC 35 MARJORIE VESTA PARK LOTS 11 & 21 6-14-95 FR 009 & 018			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential			
PRIOR YEAR'S CLASSIFICATION: 401 Residential			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$33		PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025
1. TAXABLE VALUE:		34,290	35,350
2. ASSESSED VALUE:		69,370	73,410
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		69,370	73,410
5. There WAS or WAS NOT a transfer of ownership on this property in 2024		WAS NOT	
6. Assessor Change Reason: Market Adjustment			

The 2025 Inflation rate Multiplier is: 1.031

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: David Hieber	Phone: (248) 698-3300	Email Address: assessing@whitelaketwp.com
-----------------------	--------------------------	--

March Board of Review Appeal Information. The board of review will meet at the following dates and times:

The Board of Review will meet on: Tuesday, March 4th from 9:00 a.m. to noon for an organizational meeting.
Monday, March 10th from 9:00 a.m. to noon and 1:00 p.m. to 4:00 p.m. and
Wednesday, March 12th from 1:00 p.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m.
At the Township Hall, 7525 Highland Road, White Lake, MI, 48383.
PLEASE CALL (248) 698-3300 ext. 3, NO LATER THAN MARCH 7th TO SCHEDULE AN APPOINTMENT.