

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Andrew Littman, Staff Planner  
**DATE:** November 5, 2024

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**Agenda item:** 8B  
**Appeal Date:** October 15, 2024  
**Applicant:** Jeremy Latozas  
**Address:** 4001 Caron Ridge Drive  
White Lake, MI 48383  
**Zoning:** R1-A Single Family Residential  
**Location:** 4001 Caron Ridge Drive  
White Lake, MI 48383

### **Property Description**

The 40.95-acre parcel identified as 4001 Caron Ridge Drive is zoned R1-A (Single Family Residential). The existing single-family home on the property (measuring 1,028 square feet) utilizes a private well for potable water and a septic system for sanitation.

### **Applicant's Proposal**

The applicant, Jeremy Latozas, seeks to build a 4,000 square-foot accessory structure (or pole barn) to store tractors, large mowers, utility task vehicles, a skid steer, snow removal equipment, lawn and garden hand tools, and other implements or attachments used to maintain the property. The applicant currently stores this equipment outdoors.

The proposed pole barn is to be located 169 feet from the primary structure, and have side yard setbacks of 796 feet and 227 feet, a rear yard setback of 776 feet, and a front yard setback of 60 feet.

### **Planner's Report**

Section 5.7.C of the Zoning Ordinance states the following:

“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”.

Since the single-family home on the property is 1,028 square feet, the Ordinance would allow for an accessory structure up to 1,280 square feet in size.

The proponent contends that extraordinary or exceptional conditions exist that justify a variance because (1) the 40.95-acre property is unusually large for the R-1A zoning district and (2) the hilly terrain, and mix of grassy areas, wooded areas, and waterfront pose unique challenges to maintain the property.

### **Zoning Board of Appeals Options:**

**Approval:** I move to approve the variance requested by Joe Latozas from Section 5.7.C of the Zoning Ordinance for Parcel Number 12-08-300-062, identified as 4001 Caron Ridge Drive, in order to construct a new accessory building that would exceed the allowable square footage by 2,720 square feet. This approval is conditional on the applicant obtaining all necessary permits from the White Lake Township Building Department and removing any other structures being utilized for outdoor storage on the property.

**Denial:** I move to deny the variance requested by Joe Latozas for Parcel Number 12-08-300-062, identified as 4001 Caron Ridge Drive, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Joe Latozas *to a date certain or other triggering mechanism* for Parcel Number 12-08-300-062, identified as 4001 Caron Ridge Drive, to consider comments stated during this public hearing.

**Attachments:**

1. Zoning Board of Appeals application dated October 15, 2024.
2. Letter from Applicant to Planner dated October 22, 2024
3. Site Plan dated March 17, 2021
4. Floor and Roof Plans dated October 23, 2024
5. Building Elevations dated October 23, 2024
6. Letter of denial from the Building Official dated October 23, 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, 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 by implication prohibited by the terms of this Ordinance in said district.

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: Jeremy Latozas PHONE: 248-789-7014

ADDRESS: 4001 Caron Rodge, White Lake MI 48383

APPLICANT'S EMAIL ADDRESS: specialtyfleetservicesllc@gmail.com

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 4001 Caron Ridge PARCEL # 12 - 08-300-062

CURRENT ZONING: R-1A PARCEL SIZE: 40.95 Acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: To build an accessory structure  
larger than the allowed 125% of the principal structure. The proposal is to build a 4,000 SF pole barn

VALUE OF IMPROVEMENT: \$ 85,000 SEV OF EXISITING STRUCTURE: \$ \_\_\_\_\_

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

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

APPLICANT'S SIGNATURE:  DATE: 10/15/2024



October 22, 2024

White Lake Township Planning Department  
Andrew Littman, AICP  
Staff Planner  
7525 Highland Rd.  
White Lake, MI 48383

RE: 4001 Caron Ridge Dr – Request for size variance for Accessory Structure

Mr. Littman,

Jeremy and Jordana Latozas, and Jerry LaForest, have retained Designhaus Architecture to seek a variance for an accessory building on their property at 4001 Caron Ridge Dr. The property owners are proposing to construct an accessory structure to house equipment used to maintain the property, including tractors, large mowers, a skid steer, utility task vehicles, snow removal equipment, lawn and garden hand tools, and other implements or attachments used in maintaining the property.

The property at 4001 Caron Ridge Dr is a 40.95-acre parcel located in White Lake Township. The parcel is zoned R1-A Single Family Residential. There is a single-family home on the parcel that is 32' x 32' or 1,028 square feet in size. The existing home is the only structure on the property.

The White Lake Township Zoning Ordinance, Section 5.7 describes the requirements that must be met for an accessory building or structures in residential districts. The proposed accessory structure will meet most of the criteria of section 5.7: A. 10-foot setback to the primary structure, B. 5-foot setback to the rear and side lot lines, and portions of C. walls not greater than 14 feet in height from the average grade and building height not greater than 18 feet in height from the average grade. Section 5.7.C also gives guidelines for the allowable size of the accessory structure, 125% of the ground floor area of the primary structure, not to exceed 4,000 square feet. The calculated allowable accessory structure size per the size of the primary structure would be 1,280 square feet.

This 40.95-acre property is unusually large for the R-1A Single Family Residential zoning. The size of the lot, the hilly terrain, and the mix of grassy area, wooded area, and waterfront, each pose individual difficulties to maintain utilizing ordinary residential-sized equipment. The equipment the property owners own and utilize to maintain the property are currently stored outdoors. To protect their investment in the equipment and provide a clean and organized storage solution the property owners are proposing to build a 50'x80', or 4,000 square foot, pole barn. The proposed pole barn is located 168.9' feet from the primary structure, meeting the requirements of Section 5.7.A. The proposed side setbacks are 796' and 226.5', the proposed rear setback is 775.5', and the proposed setback is 60' from the front property line, meeting the



requirements of Section 5.7.B. The proposed pole barn will have a wall height of 12'-2 1/2" from the average grade and a building height of 15'-6 5/8" from the average grade to the midrise of the roof, meeting the requirements of section 5.7.C. The proposed size of the accessory structure is more than the allowed 125% of the primary structure by 2,720 square feet.

The Property Owners are requesting a size variance for an accessory structure in the amount of 2,720 square feet above the allowed 1,280 square feet.

The White Lake Zoning Ordinance, Section 7.37.B, allows the Zoning Board of Appeals to authorize a variance based on Unique Situations. Due to the size of the property and type of terrain, this property is unique to other R-1A zoned parcels. The applicant did not re-zone this property to R-1A, thus not self-creating the hardship. The proposed accessory structure will allow the equipment required to maintain the property to be stored indoors and out of sight of neighboring properties. This variance does not set a precedence for other R-1A zoned parcels to build accessory structures in excess of the allowed 125% of the primary structure because the parcel at 4001 Caron Ridge Dr is much larger than typical R-1A zoned parcels. The requested variance is the minimum variance necessary to house the equipment needed to maintain the property.

Thank you for your consideration and I am available to discuss this matter further. I can be reached at 248-601-4422 or via email at [joe@designhaus.com](mailto:joe@designhaus.com).

Regards,

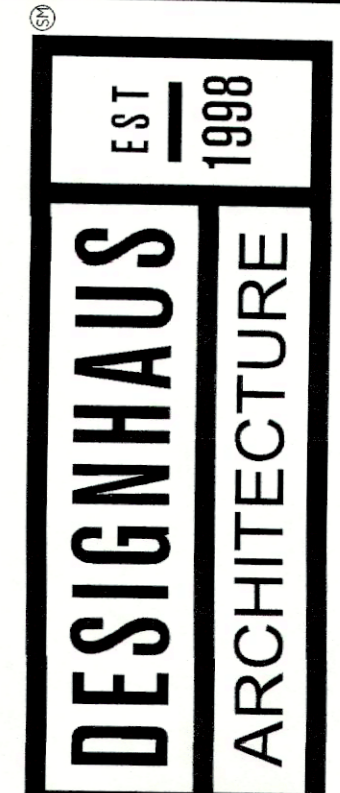
A handwritten signature in black ink that reads "Joe Latozas". The signature is written in a cursive, flowing style.

Joe Latozas  
Senior Vice President  
Designhaus, LLC

CC:           Jeremy Latozas  
               Jordana Latozas  
               Jerry LaForest

# 4001 Caron Ridge Dr

4001 Caron Ridge Dr  
White Lake, MI



3300 AUBURN RD. SUITE 300  
AUBURN HILLS, MI 48326  
T: 248.601.4422 F: 248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM

### PROJECT INFORMATION

**ADDRESS:** 4001 Caron Ridge Dr  
White Lake, MI

**AREA**

ACCESSORY BUILDING 4,000 SF

TOTAL HEIGHT 15' - 6" FROM AVERAGE GRADE TO MID-RISE

**APPLICABLE CONSTRUCTION CODES AND STANDARDS:**

BUILDING CODE: Department of Energy, Labor and Economic Growth  
Michigan Residential Building Code 2015

JURISDICTION: White Lake Township

### PROJECT TEAM

**OWNER**  
JEREMY LATOZAS, JORDAN LATOZAS, JERRY LAFOREST  
4001 CARON RIDGE  
WHITE LAKE, MI  
T: 248-789-7014  
CONTACT: JEREMY LATOZAS

**ARCHITECT**  
DESIGNHAUS ARCHITECTURE  
3300 AUBURN RD.  
AUBURN HILLS, MI 48326  
T: 248.601.4422  
F: 248.453.5854  
PROJECT MANAGER: JOE LATOZAS  
PROJECT ARCHITECT:  
PETER STUHLREYER, A.I.A.

**CIVIL ENGINEER**  
KEIFT ENGINEERING, INC  
5852 SOUTH MAIN STREET  
SUITE 1  
CLARKSTON, MI 48346  
T: 248-625-5251  
F: 248-625-7110  
CONTACT: BILL NORMAN

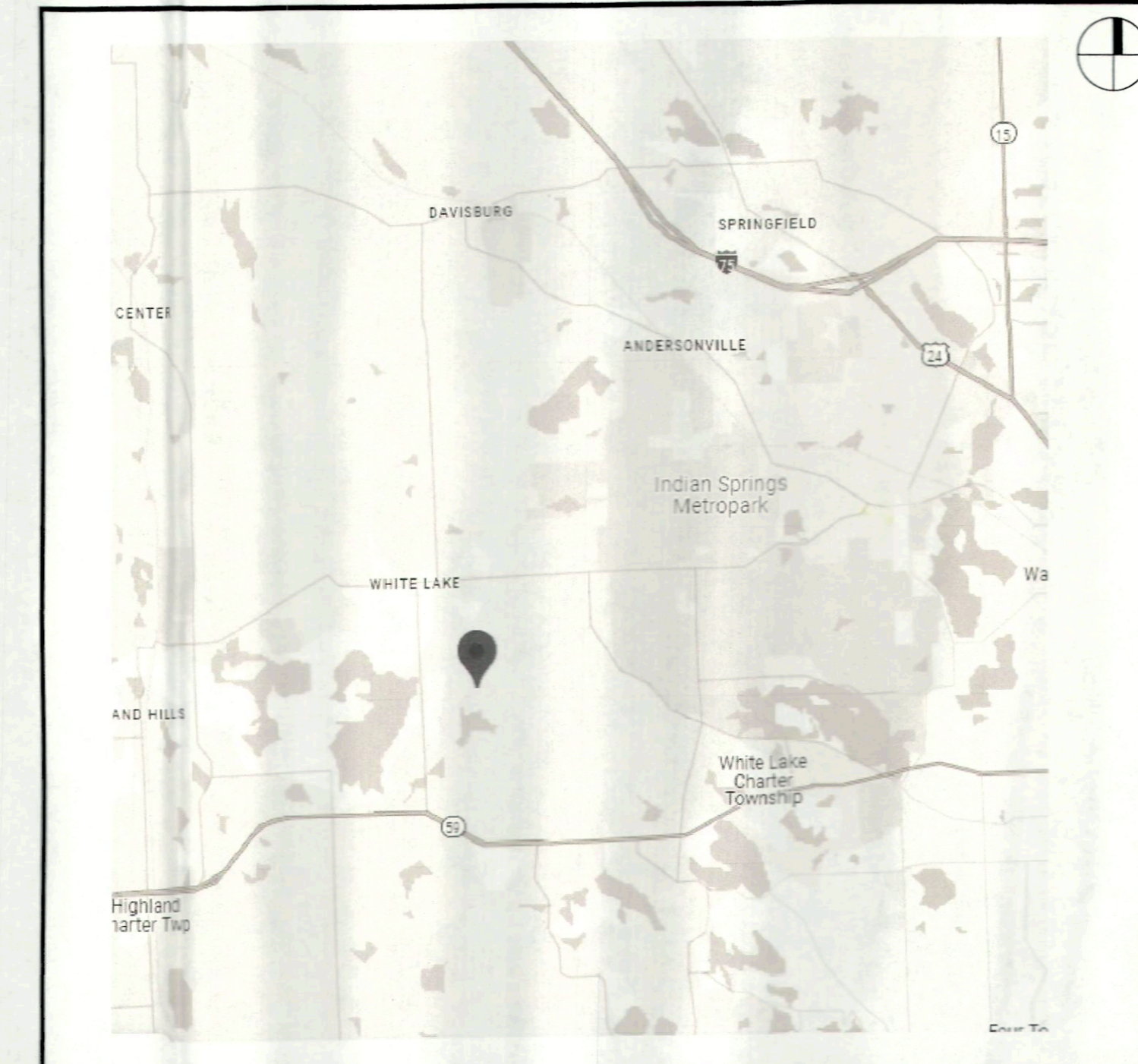
### INDEX OF DRAWINGS

SHEET NO.	DRAWING NAME	ISSUANCE DATE
GENERAL G1.1	Title Sheet & Index	10.23.24
SURVEY 1 OF 1	Site Plan Survey	10.14.24
SITE & LANDSCAPE AS.1.1	Architectural Site Plan	
ARCHITECTURAL A1.1 AS.1	Floor and Roof Plans Building Elevations	

### GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, REGULATIONS AND REQUIREMENTS
- DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS AND JOB CONDITIONS
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE APPEARS TO BE AN ERROR ON THE DRAWINGS OR A DISCREPANCY BETWEEN THE DRAWINGS AND THE FILED CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS POSSIBLE. IF THE CONTRACTOR PROCEEDS WITH THE WORK SO AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES ERRORS IN THE SPECIFICATIONS AND NOTATIONAL ERRORS ON THE DRAWINGS WHERE DOUBTFUL OF INTERPRETATION.
- IN THE CASE WHERE TWO OR MORE DETAILS APPLYING TO THE SAME PART OF THE WORK ARE IN CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN UNLESS CLARIFIED OR OTHERWISE APPROVED BY THE ARCHITECT.
- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL CAREFULLY EXAMINE THE CONDITIONS AFFECTING HIS WORK BEFORE PROCEEDING, AND SHALL REPORT TO THE ARCHITECT ANY CONDITION WHICH WOULD PREVENT THE PROPER AND LEGAL COMPLETION OF HIS WORK. NOT REPORTING ANY SUCH UNSUITABLE CONDITION WILL CONSTITUTE ACCEPTANCE OF ALL CONDITIONS BY THE CONTRACTOR AND/OR SUBCONTRACTOR.
- APPROVAL OF SHOP DRAWINGS MEANS APPROVAL OF THE GENERAL METHOD OF FABRICATION ONLY. DIMENSIONS AND QUANTITIES MAY NOT BE CHECKED, AND APPROVAL OF SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY INDICATED IN THE APPROVAL.
- IF SPECIFICATIONS ARE PROVIDED, SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. WHERE DRAWINGS AND SPECIFICATIONS CONFLICT, THE MOST RESTRICTIVE SHALL APPLY.
- NO HAZARDOUS MATERIALS, LIQUIDS OR CHEMICALS SHALL BE STORED OR USED WITHIN THE SUBJECT BUILDING AS TO REQUIRE A HAZARDOUS CLASSIFICATION PER APPLICABLE UNIFORM BUILDING CODE.
- ALL INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECTED BUT NOT LESS THAN A FORCE OF 5 POUNDS PER SQUARE FOOT APPLIED PERPENDICULAR TO WALLS.
- LIGHT, VENTILATION AND SANITATION SHALL COMPLY WITH SECTIONS OF APPLICABLE BUILDING CODES.

### LOCATION MAP



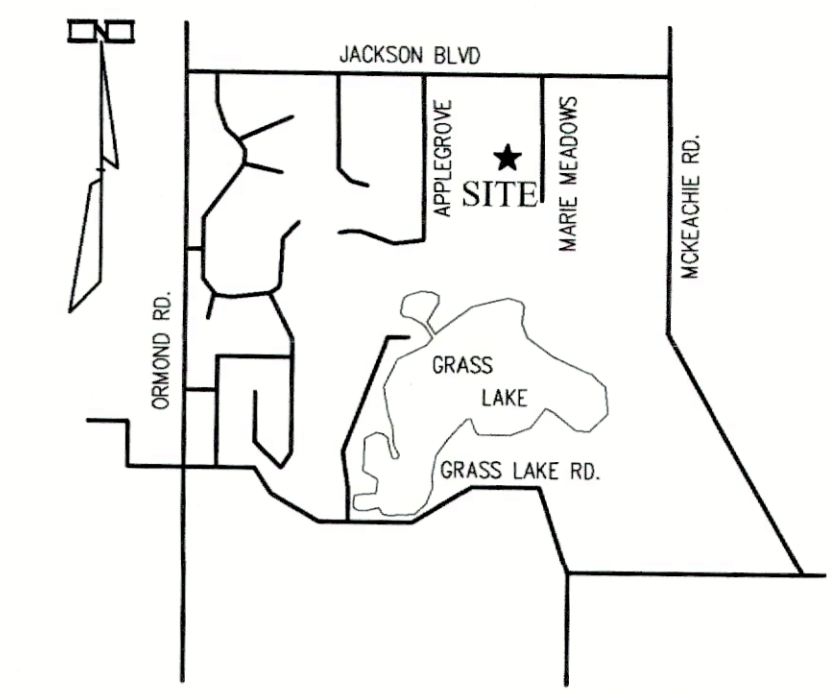
4001 Caron Ridge Dr  
4001 Caron Ridge Dr  
White Lake, MI

Title Sheet & Index

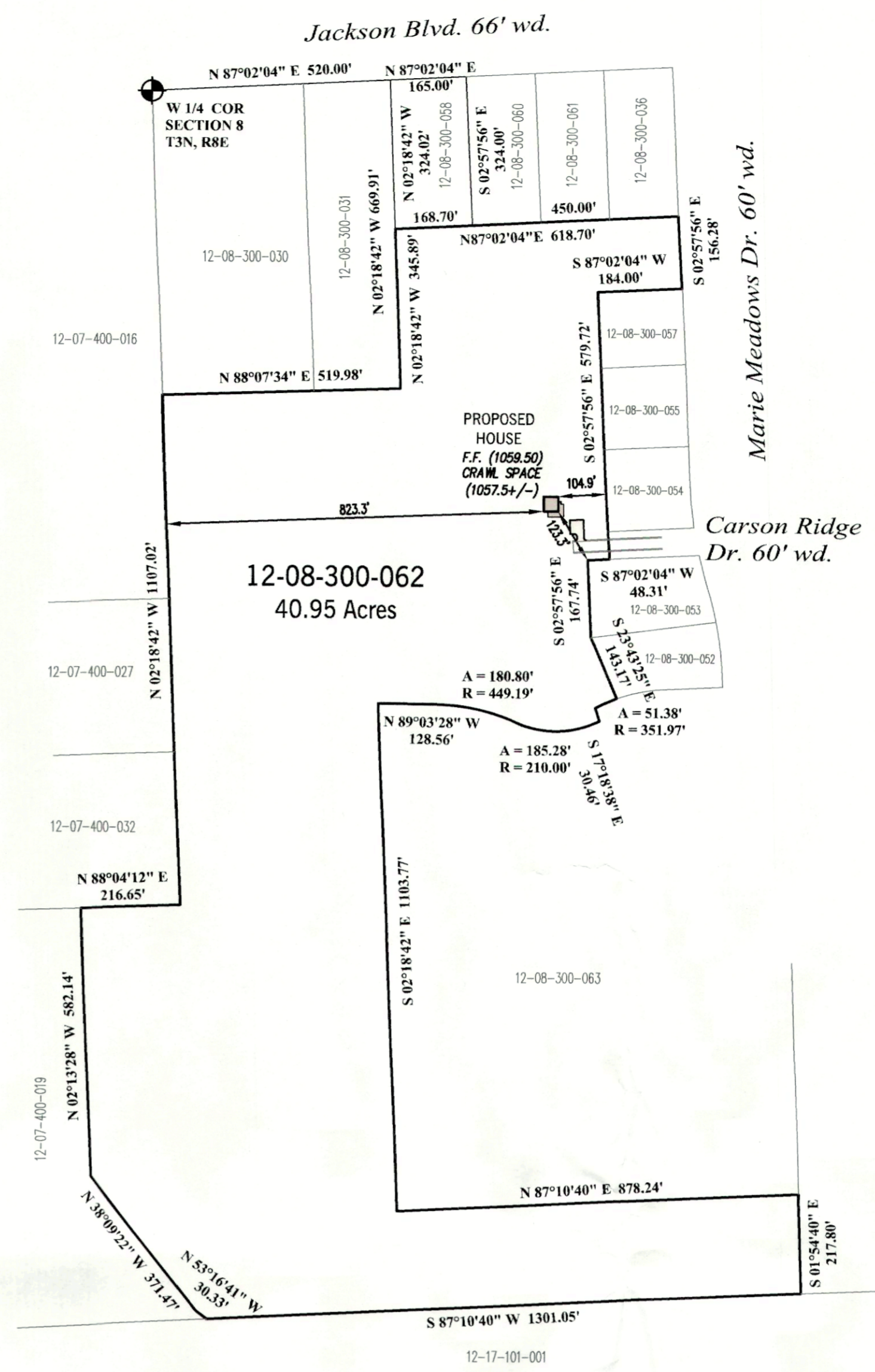
24145

G1.1





**LOCATION MAP**  
SCALE 1" = 2000'



**OVERALL SITE DETAIL**  
SCALE 1" = 250'

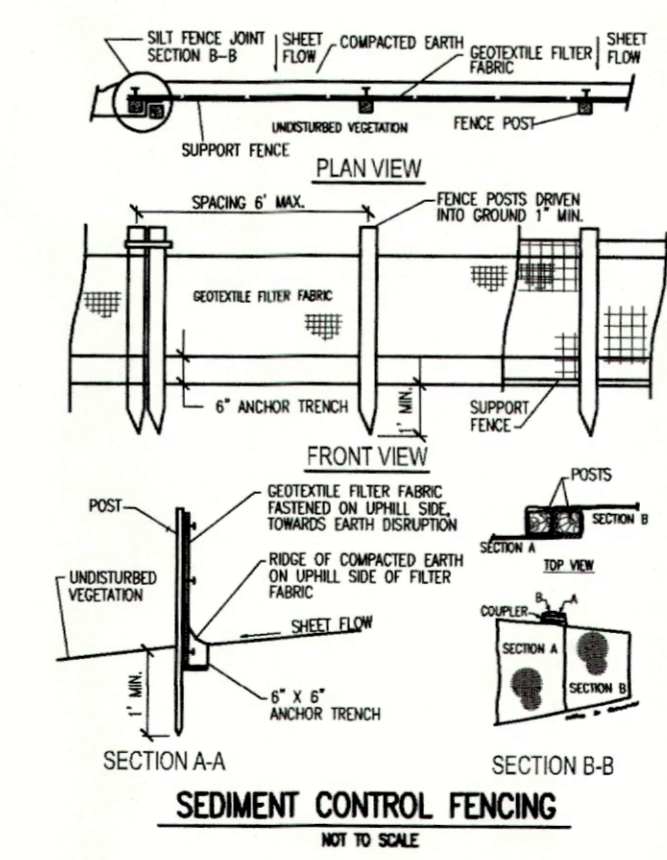
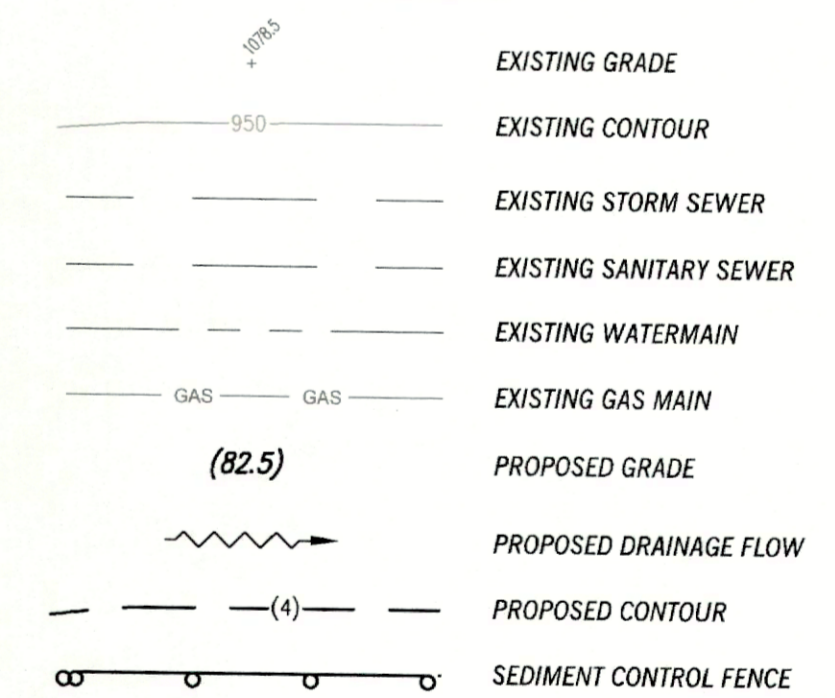
**Notes:**

- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
- ARCHITECT / BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

PROPERTY IS ZONED R-1A  
SINGLE FAMILY RESIDENTIAL:  
SETBACKS:  
FRONT - 35 FEET  
SIDE - 25 FEET EACH SIDE  
REAR - 40 FEET

**Benchmark (NAVD '88)**  
MOST NORTHWESTERLY  
CORNER OF CURB ON PROPERTY  
ELEVATION = 1054.76 NAVD '88

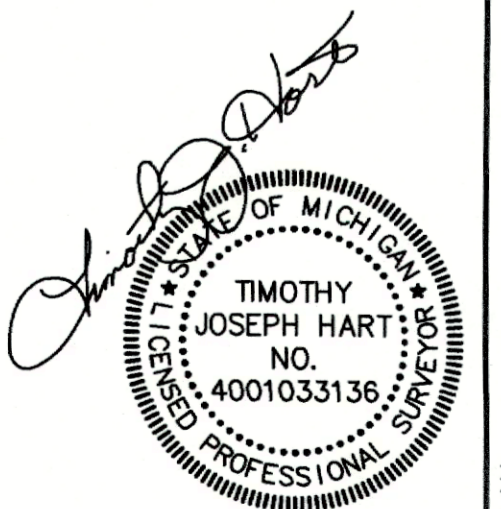
**LEGEND**



START DAY	END DAY	SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION
1	2	INSTALL SILT FENCE AS SHOWN ON THIS PLAN
3	10	CLEAR AND ROUGH GRADE SITE
5	20	EXCAVATE FOR BASEMENT INSTALL FOOTINGS AND INSTALL BASEMENT WALLS
20	45	INSTALL SANITARY SEWER LEAD/SUMP DISCHARGE LEAD, STORM SEWER AND WATER SERVICE, BACKFILL BASEMENT
60	170	INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, AND CLE TV)
330	350	COMPLETE BUILDING CONSTRUCTION
330	340	FINISH GRADE AND PAVE DRIVE
340	360	ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS WITH TOPSOIL AND SEED OR SOIL. REMOVE ALL SOIL EROSION CONTROL DEVICES.

- NOTES:**
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT, BY THE BUILDER.
  - SITE WILL BE RESTORED WITH SEED AND MULCH.

**PARCEL 12-08-300-062**  
PART OF SE 1/4 OF SECTION 7 & PART OF SW 1/4 OF SECTION 8, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED N 87°02'04" E 520.00 FT FROM THE W 1/4 CORNER OF SAID SECTION 8, T3N, R8E; TH CONTINUING N 87°02'04" E 165.00 FT; TH S 02°57'56" E 324.00 FT; TH N 87°02'04" E 450.00 FT; TH S 02°57'56" E 156.28 FT; TH S 87°02'04" W 184.00 FT; TH S 02°57'56" E 579.72 FT; TH N 87°02'04" W 48.31 FT; TH S 02°57'56" E 167.74 FT; TH S 23°43'25" E 143.17 FT; TH ALONG A CURVE TO THE LEFT 51.38 FT, SAID CURVE HAVING A RADIUS OF 351.97 FT AND A LONG CHORD BEARING OF S 66°04'43" W 51.34 FT; TH S 17°18'38" E 30.46 FT; TH ALONG A CURVE TO THE RIGHT 185.28 FT, SAID CURVE HAVING A RADIUS OF 210.00 FT AND A LONG CHORD BEARING OF S 88°43'43" W 179.33 FT; TH ALONG A CURVE TO THE LEFT 180.80 FT, SAID CURVE HAVING A RADIUS OF 449.19 FT AND A LONG CHORD BEARING OF N 77°31'37" W 179.58 FT; TH N 89°03'28" W 128.56 FT; TH S 02°18'42" E 1103.77 FT; TH N 87°10'40" E 878.24 FT; TH S 01°54'40" E 217.80 FT; TH S 87°10'40" W 1301.05 FT; TH N 53°16'41" W 30.33 FT; TH N 38°09'22" W 371.47 FT; TH N 02°13'28" W 582.14 FT; TH N 88°04'12" E 216.65 FT; TH N 02°18'42" W 1107.02 FT; TH N 88°07'34" E 519.98 FT; TH N 02°18'42" W 669.91 FT TO THE POINT OF BEGINNING. EXCEPTION BEGINNING A POINT LOCATED N 87°02'04" E 520.00 FT FROM THE W 1/4 CORNER OF SAID SECTION 8, T3N, R8E; TH CONTINUING N 87°02'04" E 165.00 FT; TH S 02°57'56" E 324.00 FT; TH S 87°02'04" W 168.70 FT; TH N 02°18'42" W 324.02 FT TO THE POINT OF BEGINNING. CONTAINING 40.95 ACRES.



12-08-300-055

12-08-300-062  
40.95 Acres

12-08-300-054

12-08-300-053

- Plan Notes:**
- Drainage on this property cannot affect adjacent properties.
  - Maintain positive drainage on site and away from proposed structure.
  - We defer to RCOC for ROW permit/work requirements.
  - A Soil Erosion Permit is required from OCWR.

DATE	ISSUE

**PROPRIETOR:**  
ROBERT J. COAKLEY INC.  
3344 WESTWIND DR.  
COMMERCE, MI 48390  
(248) 766-7787



**KIEFT ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE 3-17-2021 CKD. BY DATE  
DRAWN J.M.  
DESIGN T.J.H.  
SECTION 7 & 8 T-3-N, R-8-E



**SITE PLAN**  
PARCEL NO. 12-08-300-062  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 30'  
SHEET 1 OF 1  
KE 2021.046

COAKLEY SITE PLAN

**VARIANCE REQUEST**

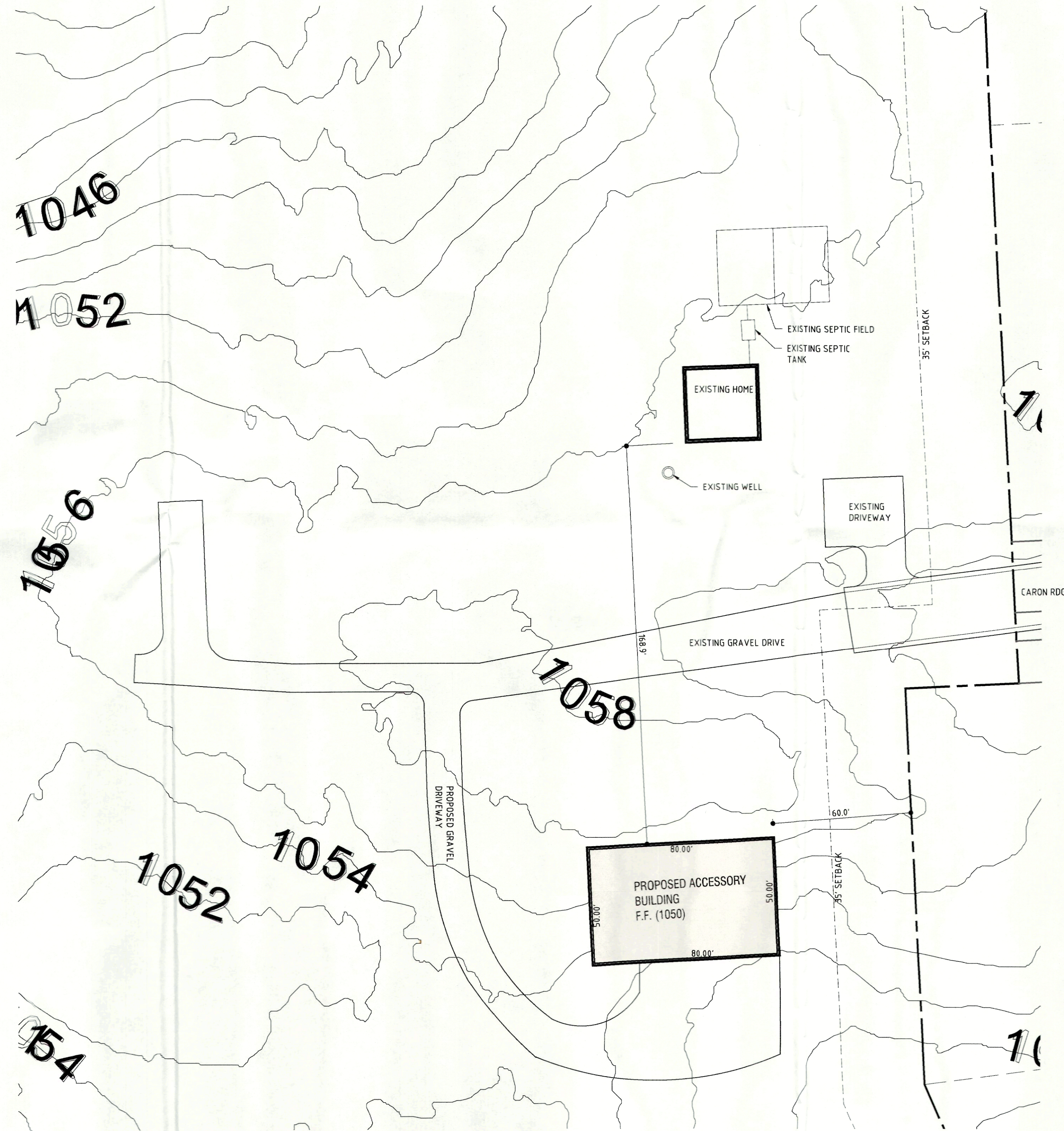
Allowable Accessory Structure Size	White Lake Zoning Ordinance Section 5.7.C - In no instance shall the sum total of the ground floor area of all accessory buildings or structures on a single lot exceed 125% of the ground floor area of the principal building or structure, excluding attached garages. No single accessory building or structure may exceed 4,000 square feet of ground floor area, with the exception of those located in the (SF) or (AG) districts, and where the parcel size is a minimum of five (5) acres. Calculated allowable accessory building area: - Principal Structure - 32x32' = 1,024 square feet - 125% of 1,024 SF = 1,280 Square feet - The accessory building is allowed to be 1,280 square feet
Requested Accessory Structure Size	Accessory Building size - 50x80' Accessory Building Area - 4,000 square feet
Variance Request	We request a variance to increase the accessory building size by 2,720 square feet in addition to the allowed 1,280 square feet, for a total accessory building size of 4,000 square feet. The proposed area is not larger than the allowed accessory building area per White Lake Zoning Ordinance Section 5.7.C.

**SITE DATA**

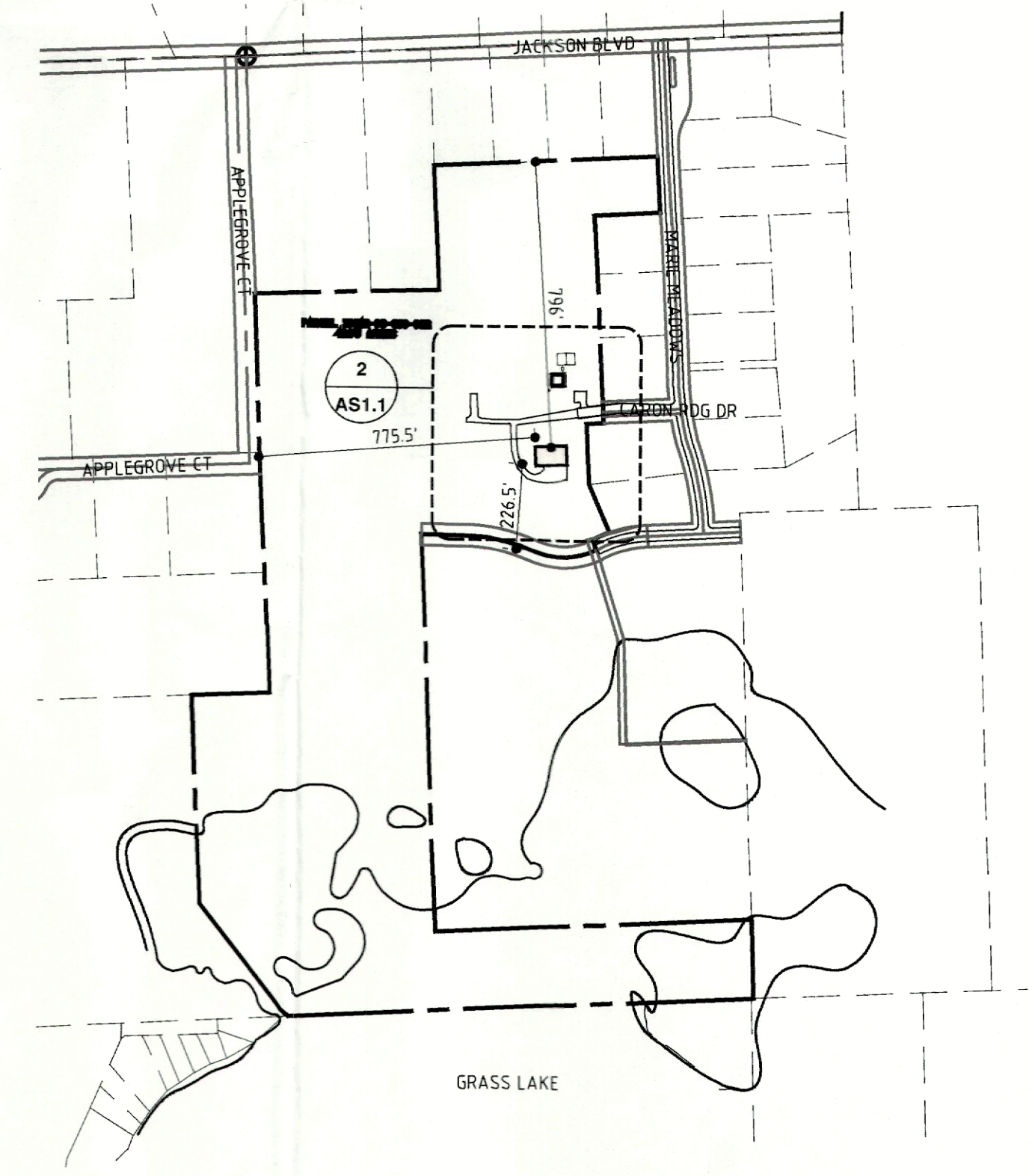
Parcel I.D.	12-09-300-062
Address	4001 Caron Rgd White Lake, MI 48383
Zoning	R-1A Single-Family Residential
Parcel Area	4.095 Acres

**ZONING SCHEDULE OF REGULATIONS**

	Proposed Accessory Structure	
Zoning District	R-1A Single-Family Residential	R-1A Single-Family Residential
Building Setbacks	Front - 35' Sides - 25'/total 50' Rear - 40'	Front - 60' Sides - 796', 296' Rear - 775'-6"
Accessory Structure	Sides - 5' Rear - 5'	
Building Height	2.5 stories / 35' Accessory Structure walls - 14' Total - 18'	1story / 15' - 6" from average grade to mid-rise
Minimum Lot Area	1 acre	40.95 acre±
Maximum Lot Coverage	30%	.02%



2 Enlarged Plot Plan  
SCALE: 9/256" = 1'  
NORTH



1 Plot Plan  
SCALE: 1" = 400'  
NORTH

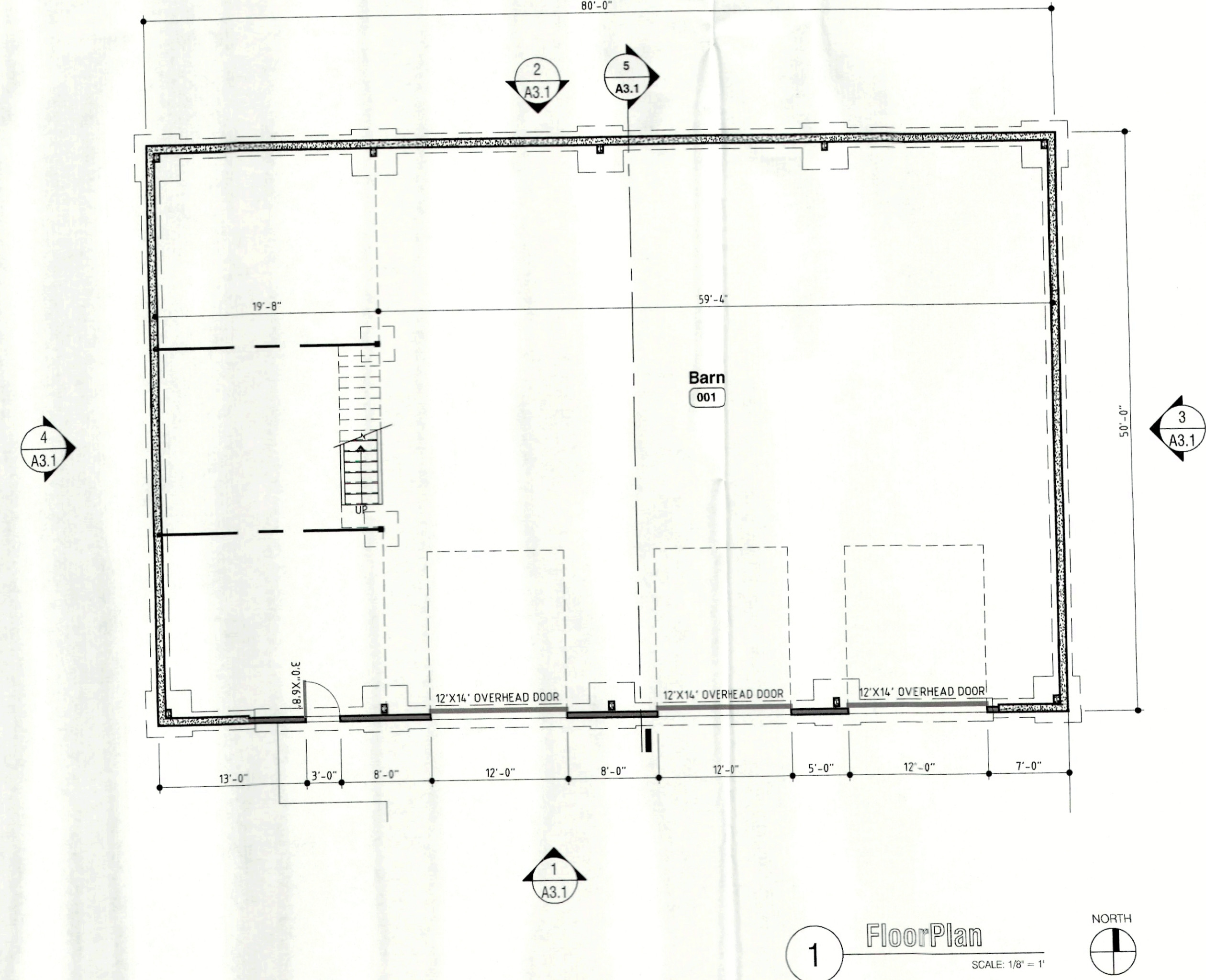
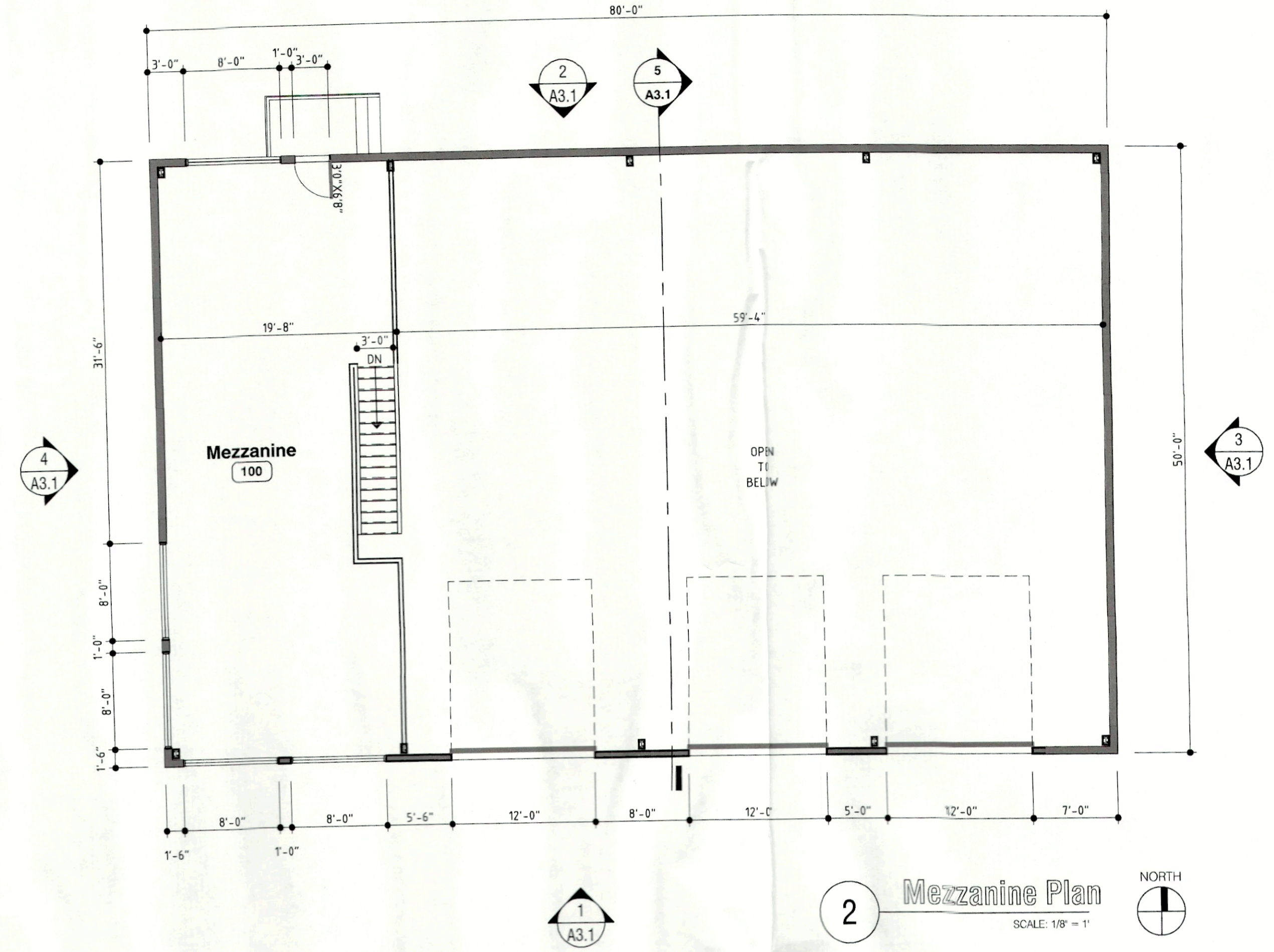
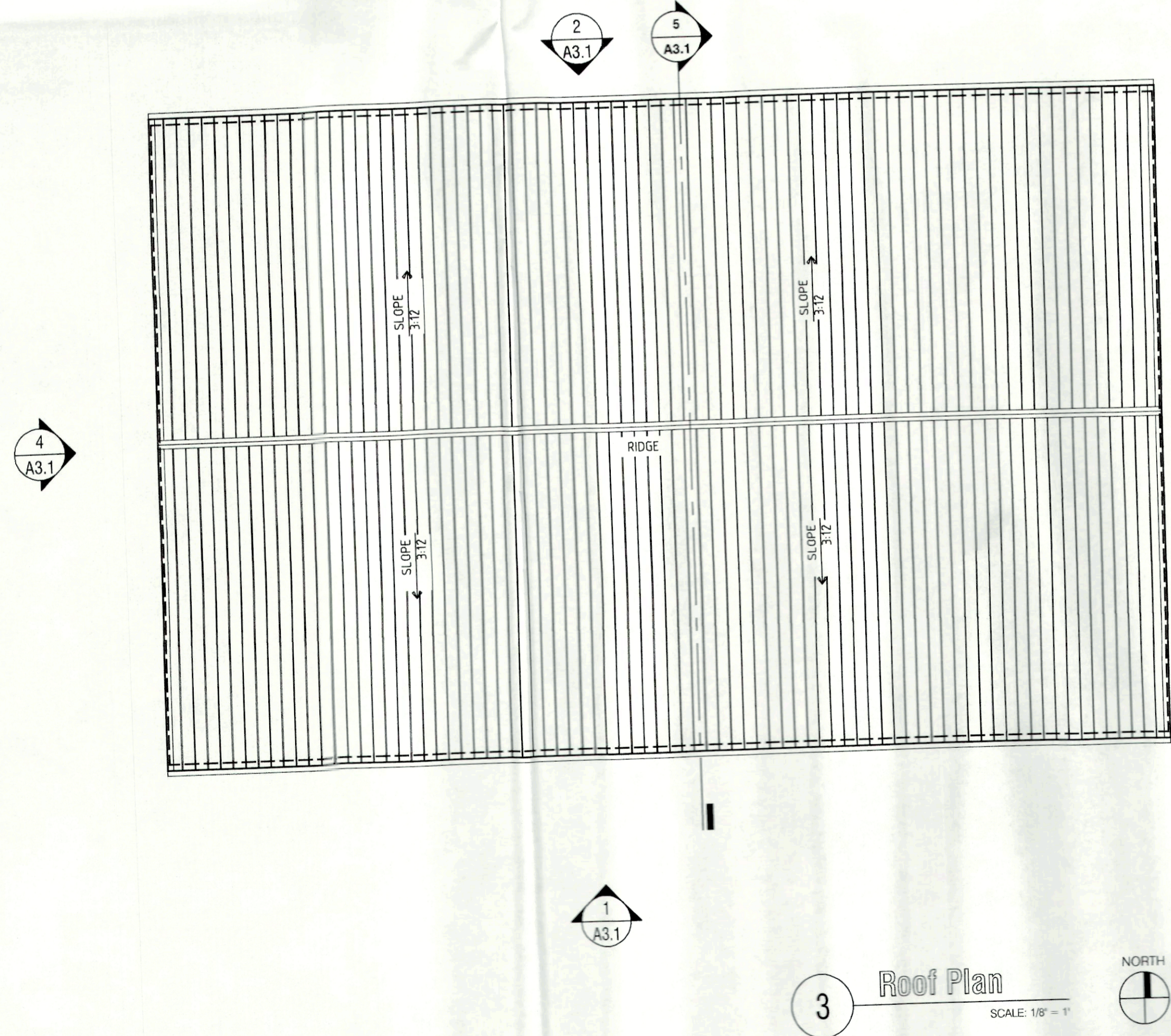
**DESIGNHAUS**  
EST 1998  
**ARCHITECTURE**

3300 AUBURN RD., SUITE 300  
AUBURN HILLS, MI 48326  
T: 248.601.4422 F: 248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM

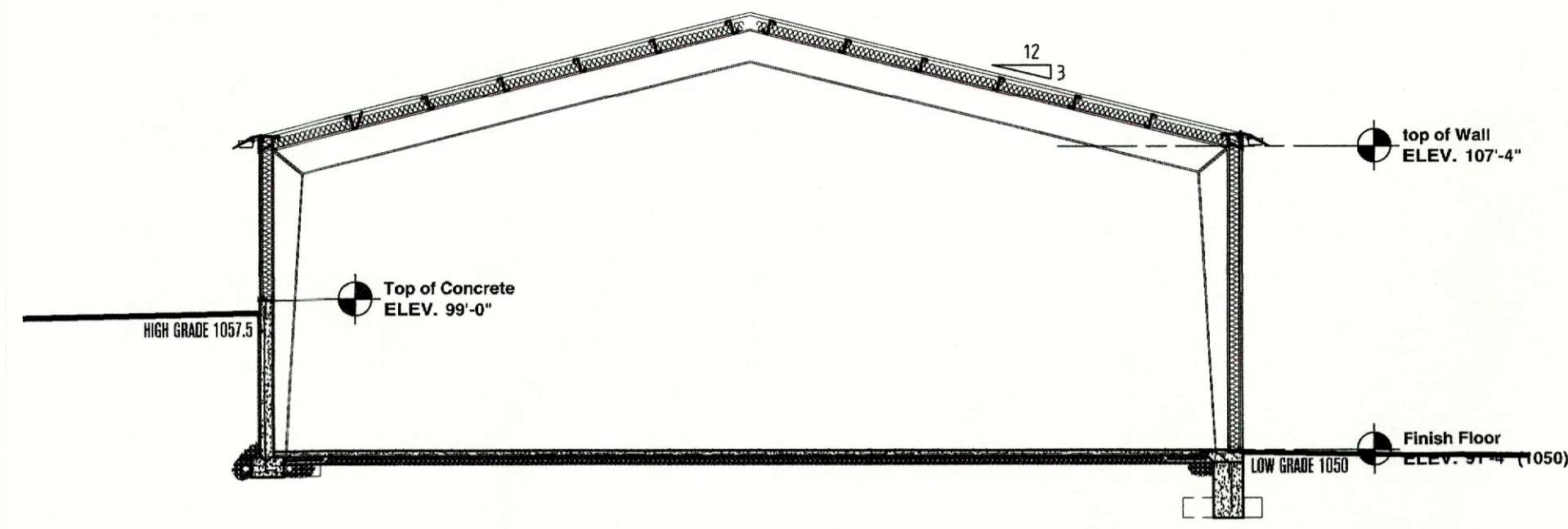
Variance Request	10.23.24
Permit	10.14.24
ISSUANCE	DATE

4001 Caron Ridge Dr  
4001 Caron Ridge Dr  
White Lake, MI  
**Architectural Site Plan**

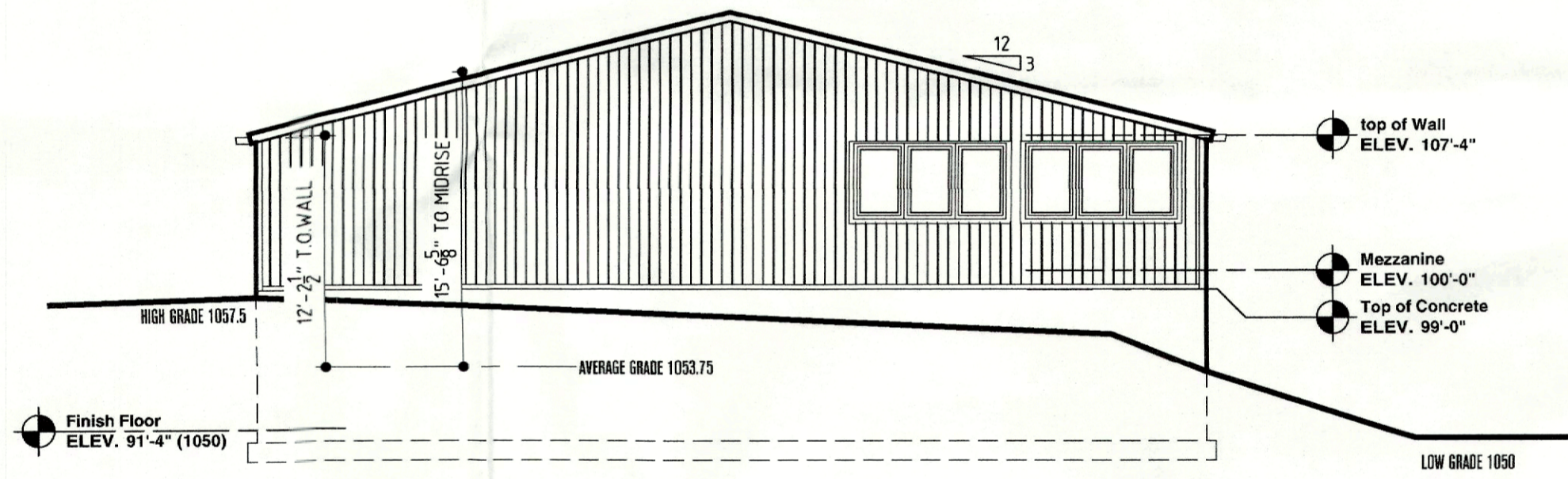
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**AS1.1**



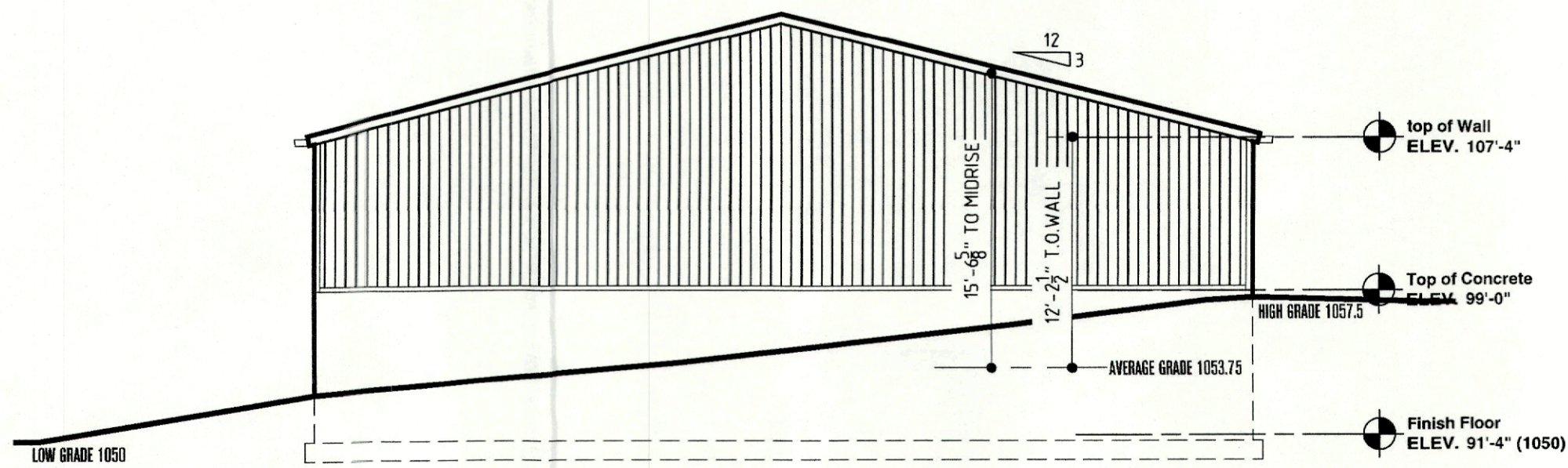
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Permit	10.14.24
ISSUANCE	DATE



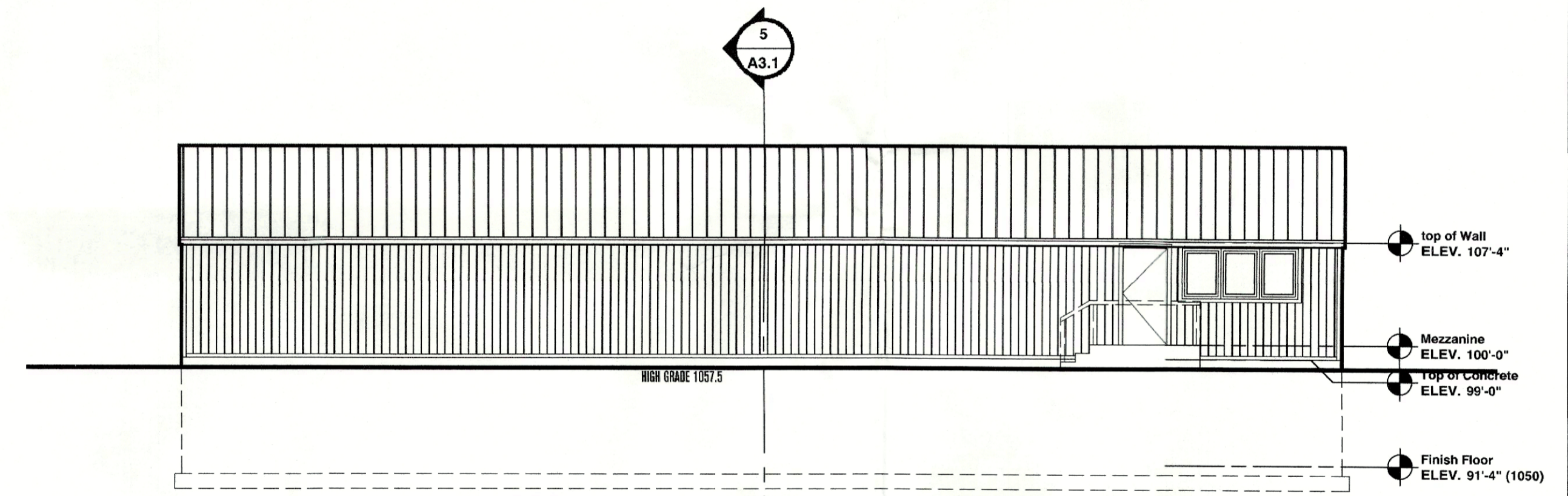
5 Building Section  
SCALE: 1/8" = 1'



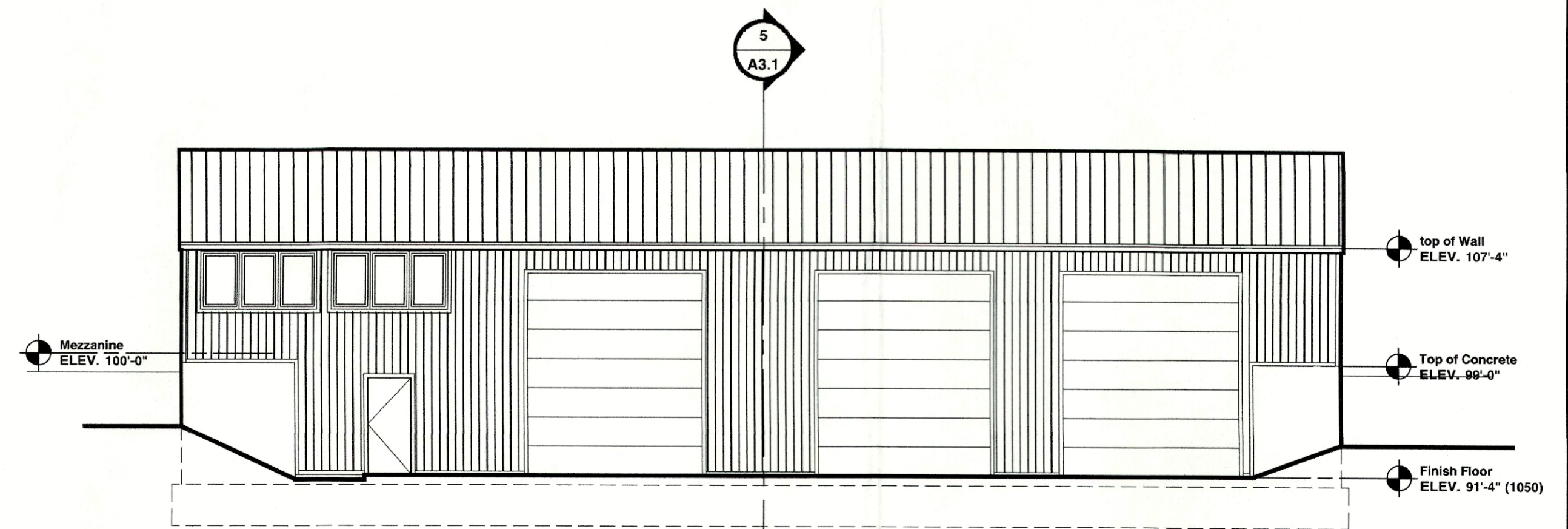
4 West Elevation  
SCALE: 1/8" = 1'



3 East Elevation  
SCALE: 1/8" = 1'



2 North Elevation  
SCALE: 1/8" = 1'



1 South Elevation  
SCALE: 1/8" = 1'

EST  
1998

**DESIGNHAUS**  
ARCHITECTURE

3300 AUBURN RD. SUITE 300  
AUBURN HILLS, MI 48326  
T: 248.601.4422 F: 248.453.5854  
WWW.DESIGNHAUS.COM  
INFO@DESIGNHAUS.COM

Variance Request	10.23.24
Permit	10.14.24
ISSUANCE	DATE

**4001 Caron Ridge Dr**  
4001 Caron Ridge Dr  
White Lake, MI  
**Building Elevations**

24145  
**A3.1**

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](http://www.whitelaketwp.com)

October 23, 2024

Jeremy Latozas  
4001 Caron Ridge  
White Lake, MI 48383

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 R1A 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 1,024 sq ft. The proposed area of the accessory structure is 4,000 sq ft, which is 390% 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 November 14<sup>th</sup> Zoning Board of Appeals (ZBA) meeting, application must be submitted to the White Lake Township Planning Department no later than October 24<sup>th</sup> at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township