

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Sean O'Neil, Community Development Director  
**DATE:** December 11, 2025

---



**Agenda item:** 8B

**Appeal Date:** December 11, 2025

**Applicant:** Gregg Matthews

**Address:** 2103 Hampton Street  
White Lake, MI 48386

**Location:** 2103 Hampton Street  
White Lake, MI 48386

**Zoning:** R1-D Single Family Residential

### **Property Description**

The approximately 0.24-acre (10,412 square-foot) parcel identified as Parcel Number 12-14-279-003 is located on Hampton Street, in the English Villas Sub, north of Pontiac Lake Road. This Pontiac Lake waterfront parcel is zoned R1-D (Single-Family Residential). The property, which is currently occupied by house and a shed, is served by a private septic and municipal sewer.

### **Applicant's Proposal**

The Applicant is proposing to demolish the existing house and shed, in order to build a new house that would result in a front yard setback of 17.2 feet, a side yard setback of 8.1 feet (on the north side), on a parcel that is 1,588 sqft below the minimum lot area requirement.

### **Planner's Report**

This applicant's R1-D zoned parcel meets the minimum lot width (at 80 feet) but is substandard, as mentioned, by 1,588 sqft in the minimum lot area required. The proposed new house has a covered porch that is 17.2 feet from the edge of the Hampton Street road right of way and is approximately 19 feet from the traveled portion of the road, at its closest point. The new garage setback (and driveway length) is proposed to be approximately 26 feet from the traveled portion of Hampton Street at its closest point. It should be noted that this lot is located at the end of a dead-end street and has a minimal amount of traffic passing in front of it. Additionally, while the adjacent property setbacks were not presented, it should be noted that the proposed house would be consistent with those surrounding it, in this regard.

The applicant has not provided a statement outlining their proposal. They have not yet presented a practical difficulty associated with their request, or that any unique circumstances exist on the property. This should be discussed during the applicant's presentation at the meeting.

The requested variances are listed in the following table:

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Section 3.1.6	Minimum Front Yard Setback	30 feet	12.8 feet	17.2 feet
2	Section 3.1.6	Minimum Side Yard Setback	10 feet	1.9 feet	8.1 feet
3	Section 3.1.6	Minimum Lot Area	12,000 Sqft.	1,588 Sqft.	10,412 Sqft.

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

**Approval:** I move to approve the variances requested by Gregg Matthews from Section 3.1.6 of the Zoning Ordinance for Parcel Number 12-14-279-003, identified as 2103 Hampton Street, in order to build a new house. Variances from Section 3.1.6 are granted to allow for construction of said structure that will encroach 12.8 feet into the required front yard setback, 1.9 feet into the required (north) side yard setback, and on a parcel that is 1,588 sqft deficient in lot area. This approval has the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
2. No mechanical units, including an HVAC system or generator, shall be placed in the front yards or closer than five (5) feet to any side yard lot line or rear lot line.
3. A foundation certificate shall be required prior to vertical construction.
4. An as-built survey shall be required to verify the approved setbacks.
5. All necessary permits from RCOC and the Oakland County Health Division will be obtained prior to the issuance of building permits.

**Denial:** I move to deny the variances requested by Gregg Matthews for Parcel Number 12-14-279-003, identified as 2103 Hampton Street, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Gregg Matthews *to a date certain or other triggering mechanism* for Parcel Number 12-14-279-003, identified as 2103 Hampton Street to consider comments stated during this public hearing.

## Attachments:

1. Variance application dated November 11, 2025.
2. Survey showing proposed plan dated November 4, 2025.
3. Letter of denial from the Building Official dated November 10, 2025.
4. Building elevations and a floor plan.
5. A tax bill and Residential Property Profile (Property Gateway) verifying 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.

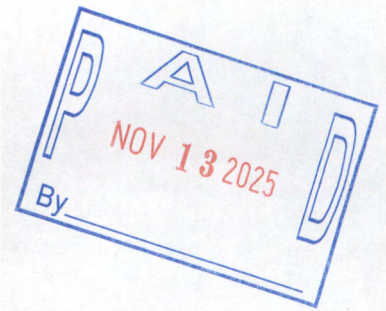
- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using 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 difficulty 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.



WHITE LAKE TOWNSHIP




ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Gregg Matthews PHONE: 248 420 2849  
ADDRESS: 2103 Hampton street  
EMAIL: gregg.matthews@target-specialty.com  
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: \_\_\_\_\_

PROPERTY INFORMATION

ADDRESS: 2103 Hampton St. Wt. Lk. Mi 48386 ZONING: R1-D   
12-14-27-003  
VALUE OF IMPROVEMENT: \$ 500 K SEV OF EXISTING STRUCTURE: \$ \_\_\_\_\_

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

Existing non conforming lake lot  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: G. L. Matthews DATE: 11-11-25

difficulty exists and the practical difficulty must relate to a unique circumstance of the property that prevents the applicant from reasonably using the property for a permitted use. Furthermore, no variance shall be granted unless all of the criteria found in Article 7.37 of the Zoning Ordinance have been met.

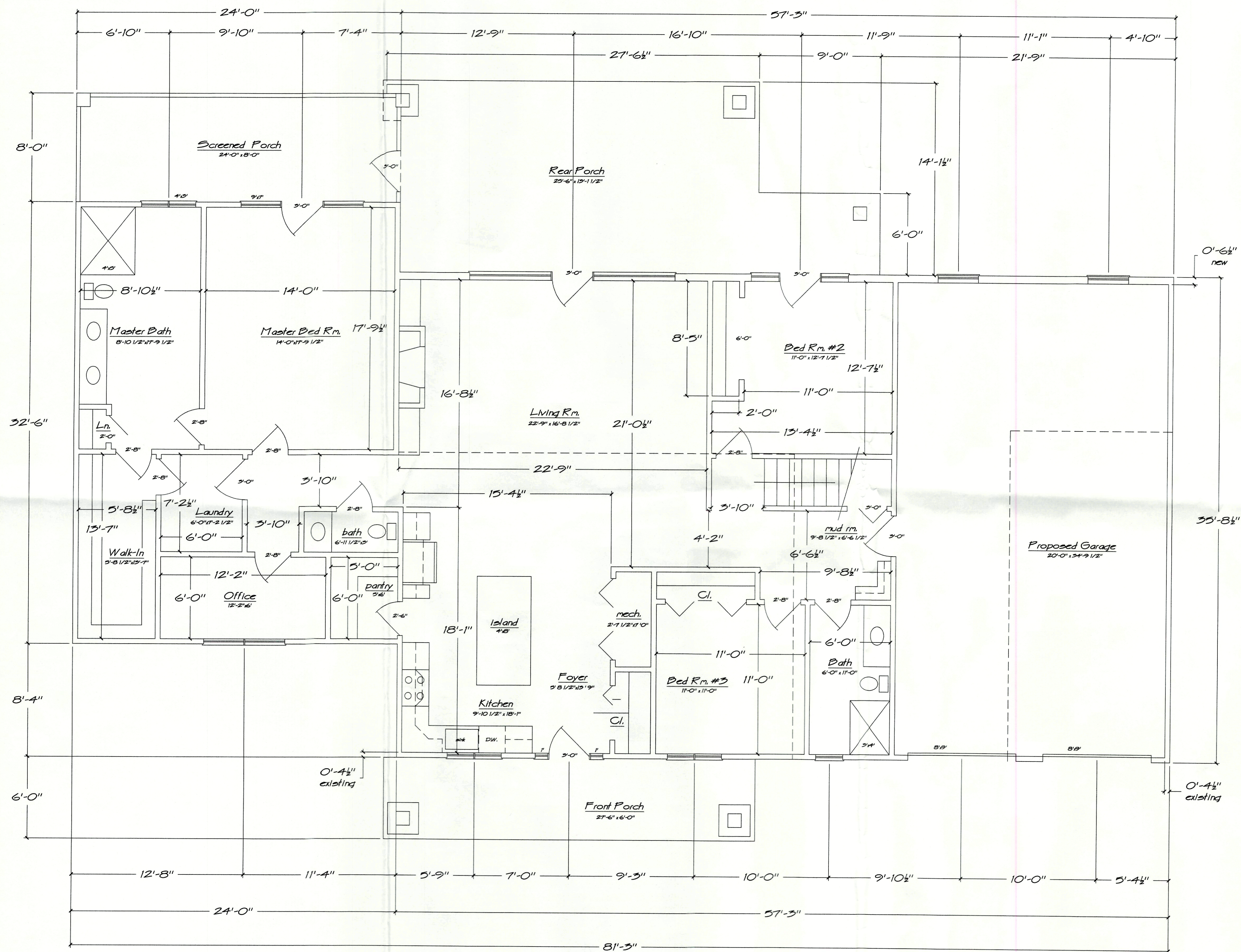
**NOTE: ZONING BOARD OF APPEALS MEMBERS AND TOWNSHIP STAFF WILL LIKELY VISIT THE SITE BEFORE THE MEETING AS PART OF THEIR PREPARATION FOR EACH CASE.**

### **ZBA application checklist:**

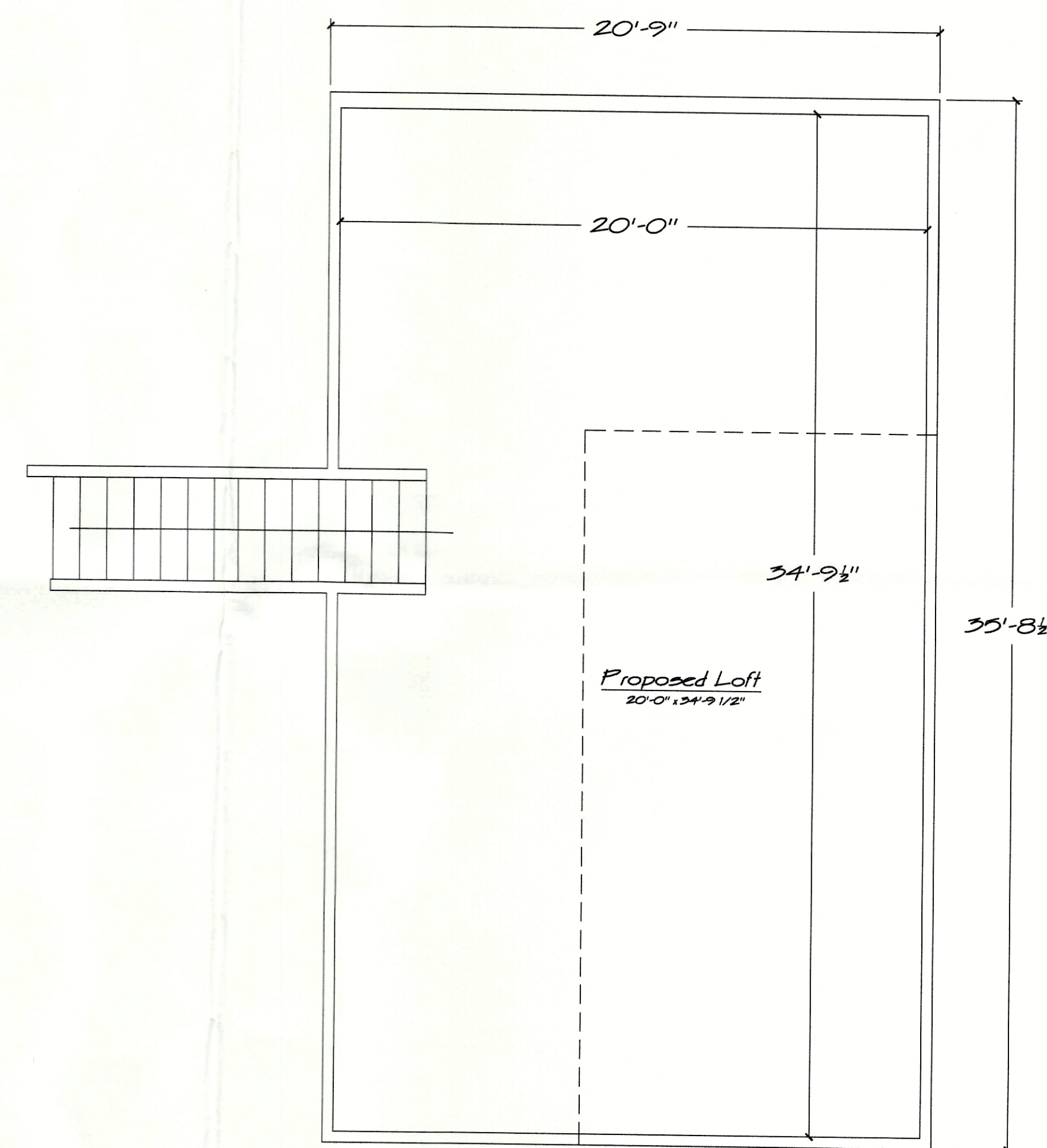
- ✓ Completed, signed application
- ✓ Letter of authorization from the property owner
- ✓ One copy of the plan or drawing
- ✓ One copy of the certified survey
- ✓ Letter of denial from the Building Department
- ✓ Copy of building permit application
- ✓ Application fee

Any further questions or clarification regarding the ZBA instructions, application, or agenda placement can be directed to the Community Development Department at 248-698-3300 ext. 5.





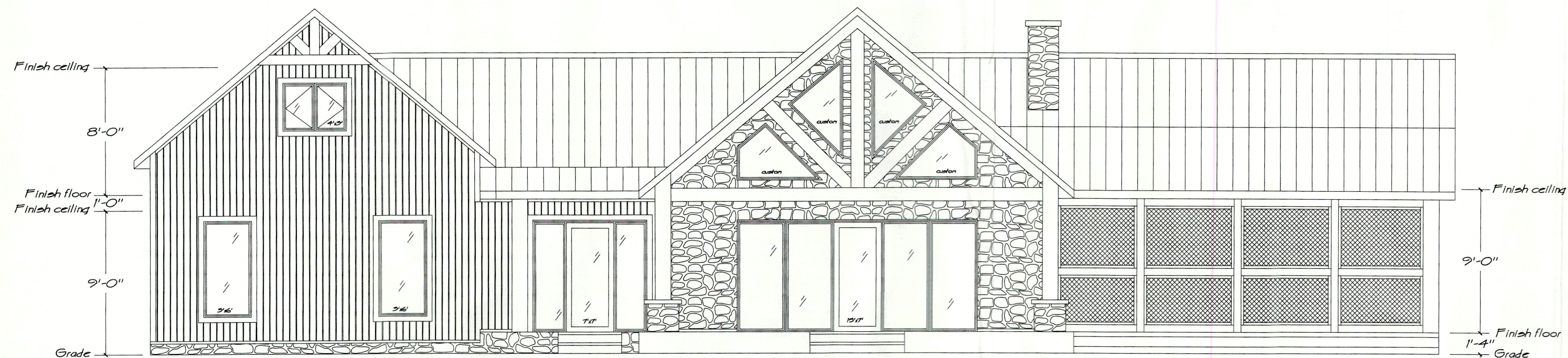
**Floor Plan**  
Scale 1/4" = 1'



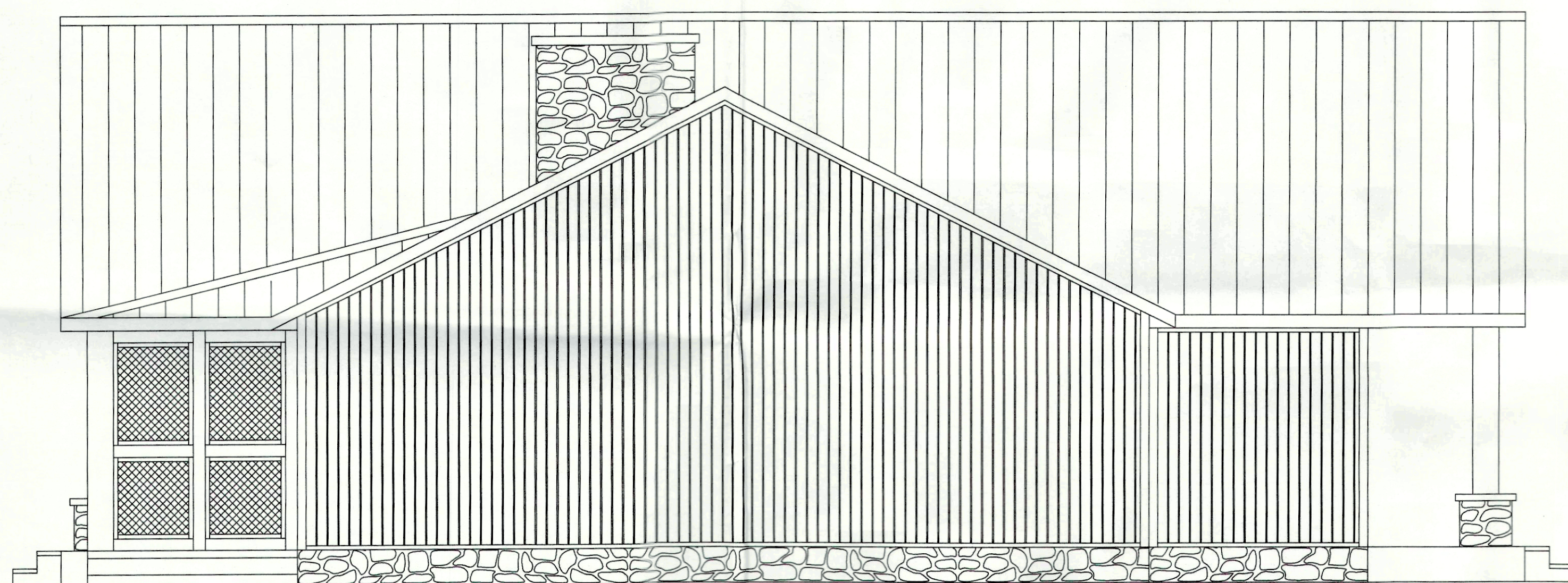
**Garage Loft Plan**  
Scale 1/4" = 1'

Home Plan			
2103 Hampton St. White Lake, MI. 48386			Greg & Lindsay Matthews
DATE	UPDATE	SCALE	DWG. NO.
09-30-25	-	Noted	1 OF 3

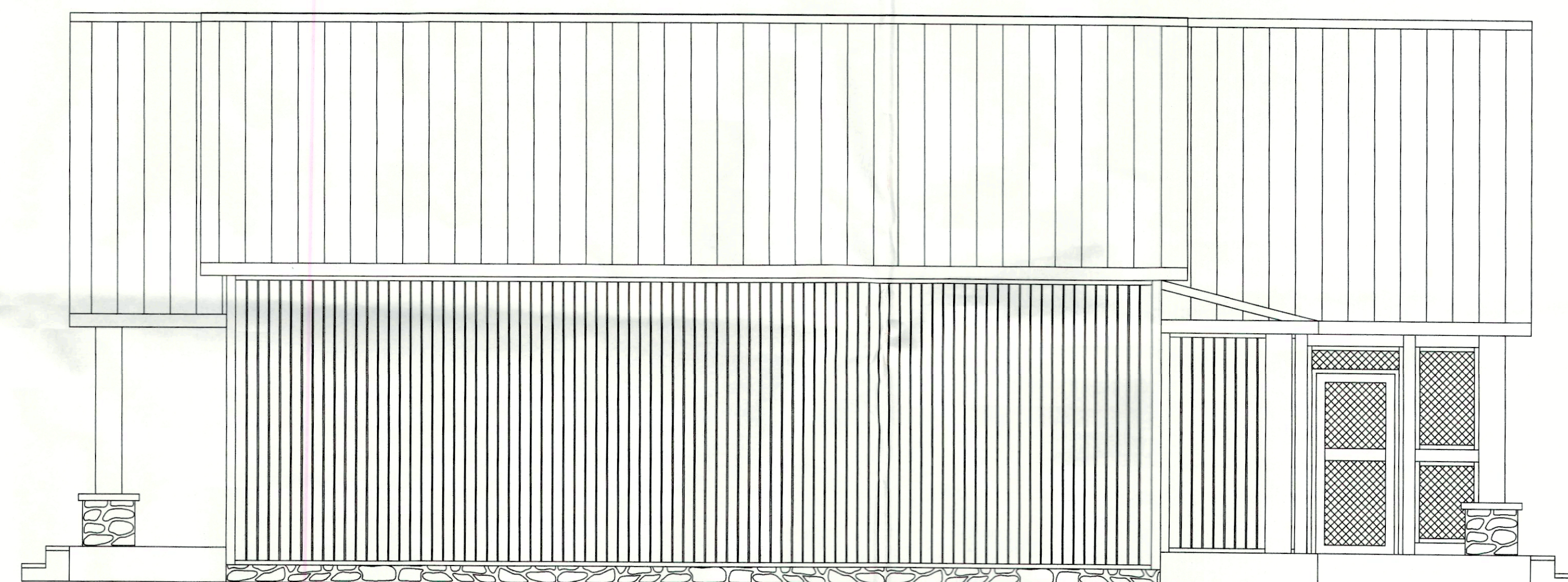




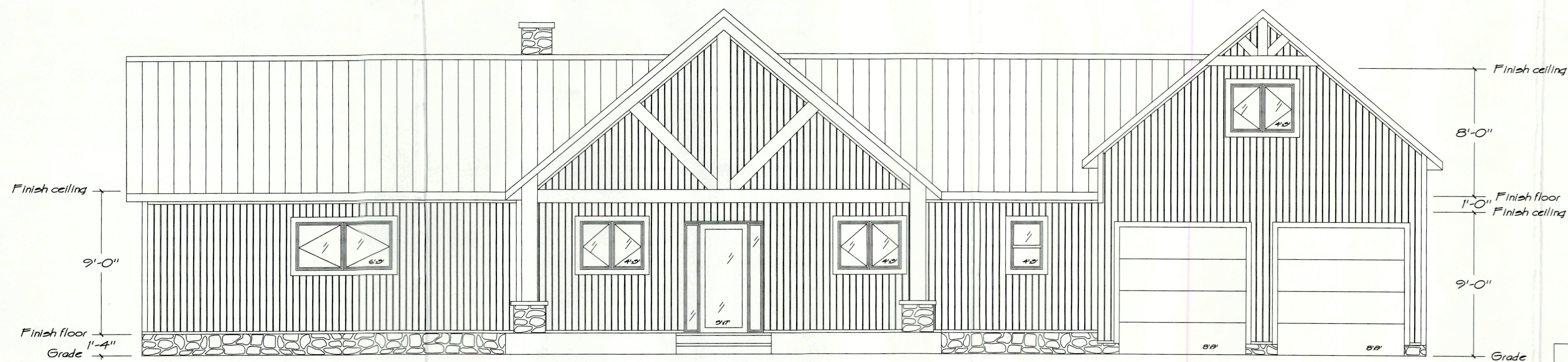
Rear Elevation  
Scale 1/4" = 1'



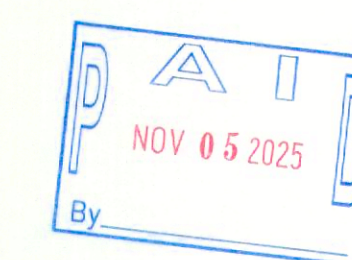
Left side Elevation  
Scale 1/4" = 1'



Right side Elevation  
Scale 1/4" = 1'

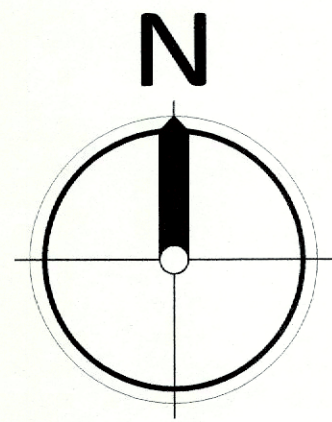


Front Elevation  
Scale 1/4" = 1'

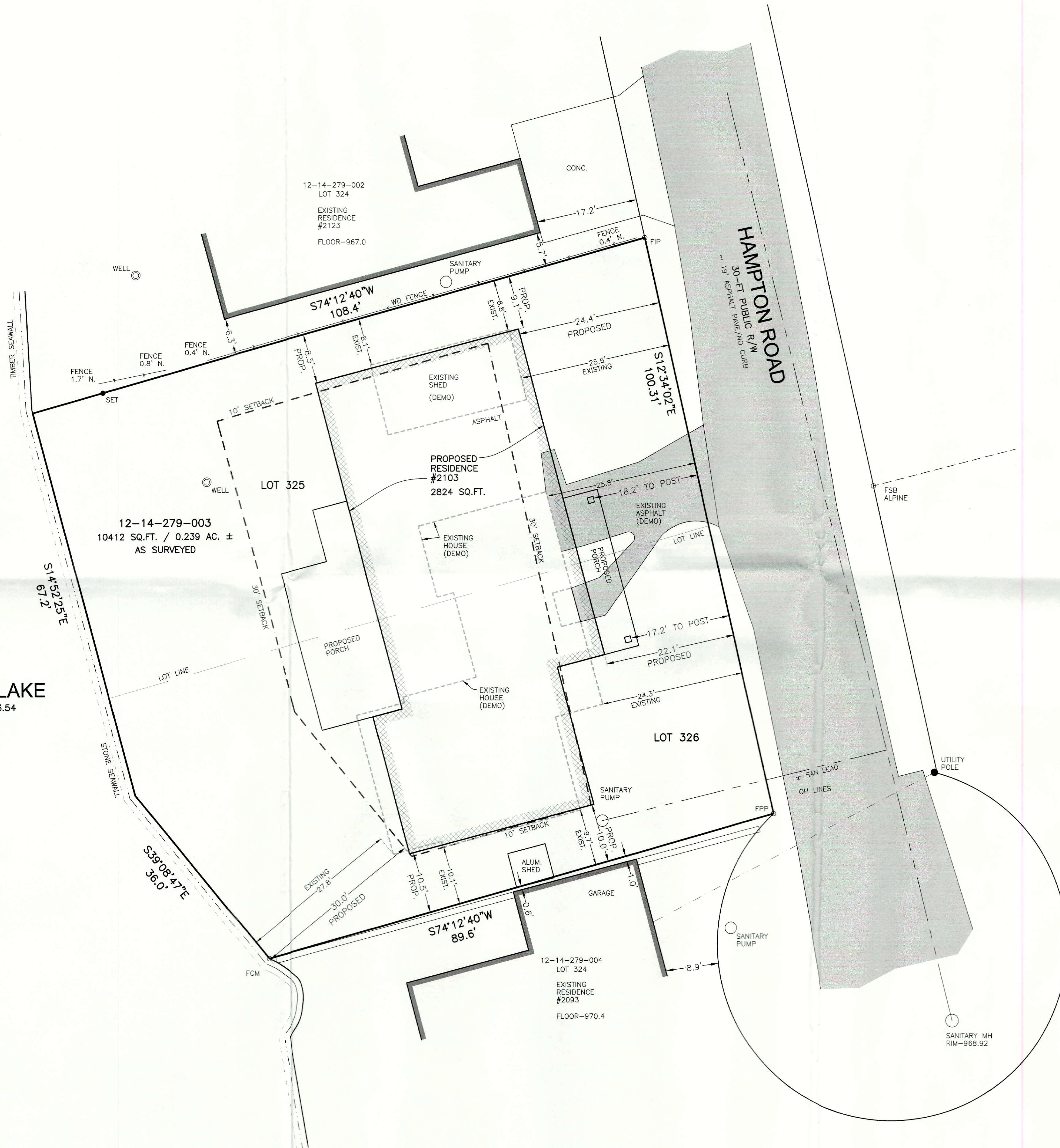


Home Plan			
2103 Hampton St. White Lake, MI, 48386		Greg & Lindsay Matthews	
ORIG. DATE	UPDATE	SCALE	DWG. NO.
09-30-25	-	Noted	2 OF 3





PONTIAC LAKE  
TOP/WATER 963.54



#### PROPERTY DESCRIPTION:

LOTS 325 AND 326, "ENGLISH VILLAS SUBDIVISION", OF PART OF SECTIONS 11, 13 AND 14, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN. RECORDED IN LIBER 51 OF PLATS, PAGES 22 AND 23, OAKLAND COUNTY RECORDS.

#### LINETYPE LEGEND

---	WATERMAIN
---	SANITARY SEWER
---	STORM SEWER
---	GAS
---	GAS MAIN
---	TELCO/CATV
---	ELECTRIC
---	MINOR CONTOUR
---	MAJOR CONTOUR
---	FENCE LINE
---	EXISTING BUILDING
---	PROPOSED BUILDING

#### ZONING INFORMATION

ZONED R-1D

MINIMUM LOT WIDTH 80 FT.  
MINIMUM LOT AREA 12000 SQ.FT.  
(10412 EXIST.)

MAXIMUM LOT COV. 30% (3124 SQ.FT.)  
PROPOSED LOT COV. 2824 SQ.FT. (27%)

#### SETBACKS

FRONT 30 FT.  
REAR 30 FT.  
SIDE (MIN.) 10 FT.  
SIDE (TOTAL) 20 FT.

#### BEARING BASIS

MEASURED BEARINGS BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (2011), SOUTH ZONE

#### FEMA INFORMATION

A PORTION OF SUBJECT PARCEL (PONTIAC LAKE AND ADJACENT GROUND TO ELEVATION 965 FEET, NAVD83 DATUM) LIE IN THE SPECIAL FLOOD HAZARD AREA. THE REMAINDER OF THE PARCEL LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

FIRM PANEL 2612500337F, EFFECTIVE DATE 9/29/2006

UNDERGROUND UTILITY INFORMATION AS SHOWN WAS GATHERED IN PART FROM FIELD OBSERVATION AND IN PART FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE ACCURACY AND/OR COMPLETENESS THEREOF.

CALL MISS-DIG (800) 482-7171 OR 811 AT LEAST 72 HOURS BEFORE COMMENCING ANY EXCAVATION



0 10 20 30  
SCALE: 1 INCH = 10 FEET

David White Land Surveying, PLLC  
Boundary - Topographic - Construction - ALTA  
44 DENNISON STREET, OXFORD, MICHIGAN 48371  
Professional Land Surveyor  
734.353.0135 dwsurveying@gmail.com

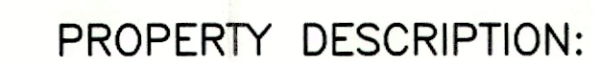
PREPARED FOR  
LINDSAY MATTHEWS

JOB NO. 250401  
DATE 11/04/25  
FIELD DATE 04/2025  
FIELD BK 108  
SHEET 1 OF 1  
SCALE 1" = 20'  
CHECKED KOW

PRELIMINARY SITE PLAN  
OAKLAND COUNTY TAX PARCEL 12-14-279-003  
2103 HAMPTON ROAD  
WHITE LAKE TWP, OAKLAND CO., MI

SHEET  
1 OF 1





LOTS 325 AND 326, "ENGLISH VILLAS SUBDIVISION", OF PART OF SECTIONS 11, 13 AND 14, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN. RECORDED IN LIBER 51 OF PLATS, PAGES 22 AND 23, OAKLAND COUNTY RECORDS.

### LINETYPE LEGEND

Diagram illustrating various utility lines and contours:

- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- GAS MAIN
- GAS
- TELECO/CATV
- ELECTRIC
- MINOR CONTOUR
- MAJOR CONTOUR
- FENCE LINE
- EXISTING BUILDING
- PROPOSED BUILDING

## ZONING INFORMATION

ZONED R-1D

MINIMUM LOT WIDTH	80 FT.
MINIMUM LOT AREA	12000 SQ.FT. (10412 EXIST.)

MAXIMUM LOT COV. 30% (3124 SQ.FT.)  
PROPOSED LOT COV. 2824 SQ.FT. (27%)

## SETBACKS

FRONT	30 FT.
REAR	30 FT.
SIDE (MIN.)	10 FT.
SIDE (TOTAL)	20 FT.

## BEARING BASIS

MEASURED BEARINGS BASED ON THE  
MICHIGAN STATE PLANE COORDINATE SYSTEM,  
NAD83 (2011), SOUTH ZONE

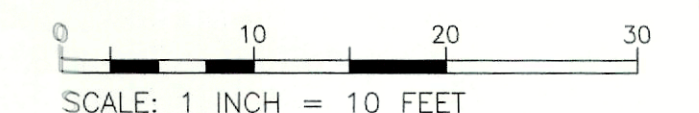
## FEMA INFORMATION

A PORTION OF SUBJECT PARCEL (PONTIAC LAKE AND ADJACENT GROUND TO ELEVATION 965 FEET, NAVD88 DATUM) LIE IN THE SPECIAL FLOOD HAZARD AREA. THE REMAINDER OF THE PARCEL LIES IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

FIRM PANEL 26125C0337F, EFFECTIVE DATE 9/29/2006

UNDERGROUND UTILITY INFORMATION AS SHOWN WAS GATHERED IN PART FROM FIELD OBSERVATION AND IN PART FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE ACCURACY AND/OR COMPLETENESS THEREOF.

CALL MISS-DIG (800) 482-7171 OR 811 AT LEAST  
72 HOURS BEFORE COMMENCING ANY EXCAVATION



<p><b>SHEET</b> <b>1 OF 1</b></p>		<p><b>PRELIMINARY SITE PLAN</b></p>		<p><b>PREPARED FOR</b> <b>LINDSAY MATTHEWS</b></p>		<p><b>DATE</b> 25/04/11 <b>DATE</b> 11/04/25 <b>FIELD DATE</b> 04/2025 <b>FIELD BK</b> 108 <b>SHEET</b> 1 OF 1 <b>SCALE</b> 1" = 20' <b>CHECKED</b> KOW</p>		<p><b>DATE</b> _____ <b>REV.</b> _____ <b>DATE</b> _____ <b>REV.</b> _____ <b>DATE</b> _____ <b>REV.</b> _____</p>		<p><b>COMMENTS</b></p>	
<p>OAKLAND COUNTY TAX PARCEL 12-14-279-003 2103 HAMPTON ROAD WHITE LAKE TWP, OAKLAND CO., MI</p>				<p><b>PROFESSIONAL LAND SURVEYOR</b> <b>734.353.0135</b> <b>dwsurveying@gmail.com</b></p>				<p><b>MDOT CORRS</b></p>			
<p><b>DAVID WHITE LAND SURVEYING, PLLC</b> <b>BOUNDARY • TOPOGRAPHIC • CONSTRUCTION • ALTA</b> 44 DENNISON STREET, OXFORD, MICHIGAN 48371</p>				<p><b>VERTICAL DATUM</b> NAVD83(2011) <b>VERTICAL DATUM</b> NAVD83(2011) <b>SOURCE</b> MDOT CORRS</p>				<p><b>MDOT CORRS</b></p>			



Rik Kowall, Supervisor  
Anthony L. Noble, Clerk  
Mike Roman, Treasurer



Trustees  
Scott Ruggles  
Steve Anderson  
Andrea C. Voorhels  
Liz Fessler Smith

## WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • [www.whitelaketwp.com](http://www.whitelaketwp.com)

November 10, 2025

Gregg Matthews  
2103 Hampton St  
White Lake, MI 48386

Re: Proposed Residential Dwelling at 2103 Hampton

Based on the submitted plans, the proposed residential dwelling 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 lot area of 12,000 sq ft, minimum front yard setback of 30 ft, side yard setback of 10 feet each side and total of 20 ft.

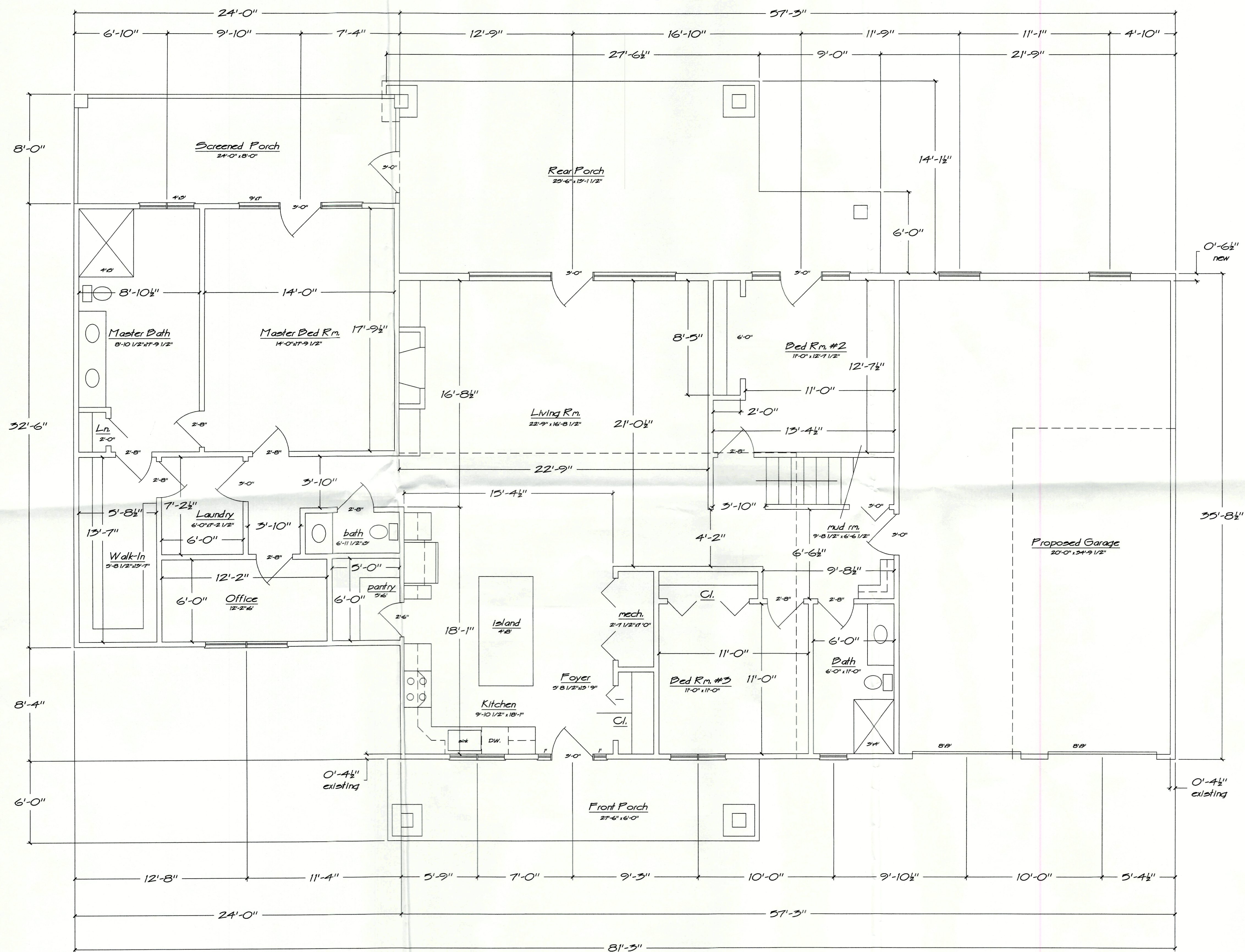
The existing lot and residential structure are nonconforming; with a lot area of 10,412 sq ft, and setbacks that do not conform on all 4 sides. While the existing structure is planned to be demolished, the proposed structure would have a front yard setback of 17.2 ft to the front covered porch posts and a side yard setback on the north side of 8.1 ft.

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 December 11<sup>th</sup> Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than November 13<sup>th</sup> at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

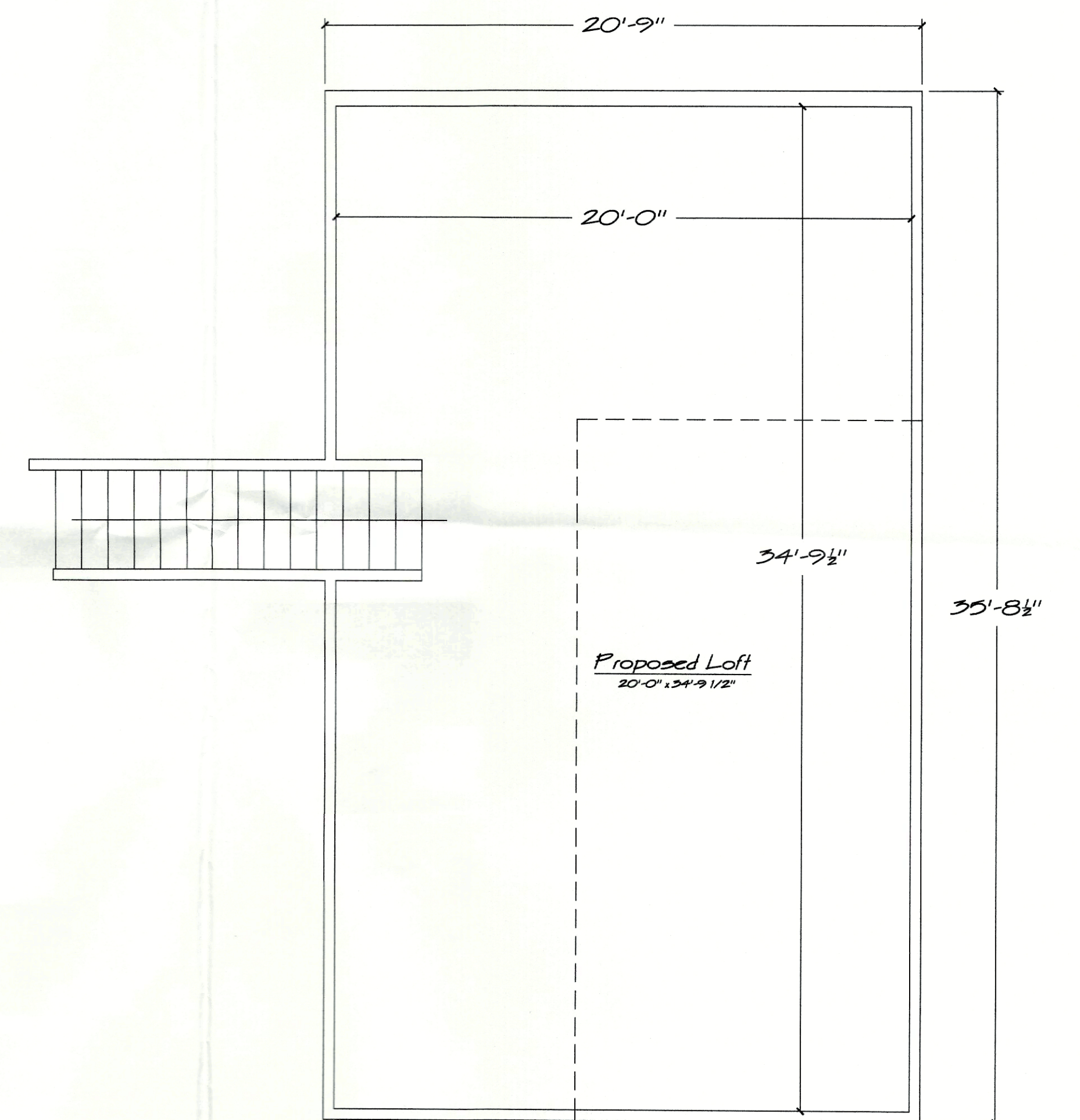
Sincerely,

Nick Spencer, Building Official  
White Lake Township





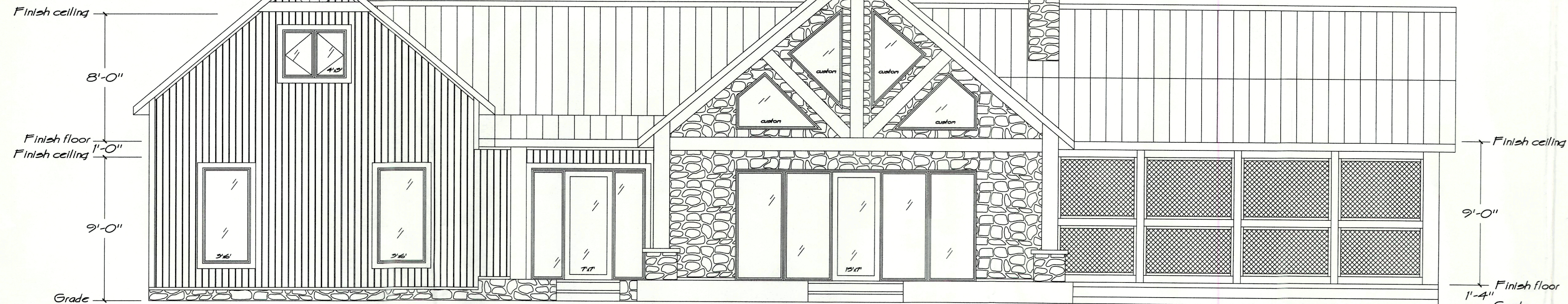
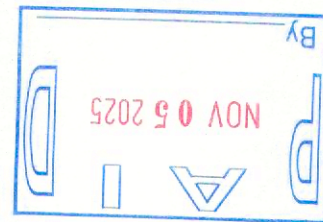
**Floor Plan**  
Scale 1/4" = 1'



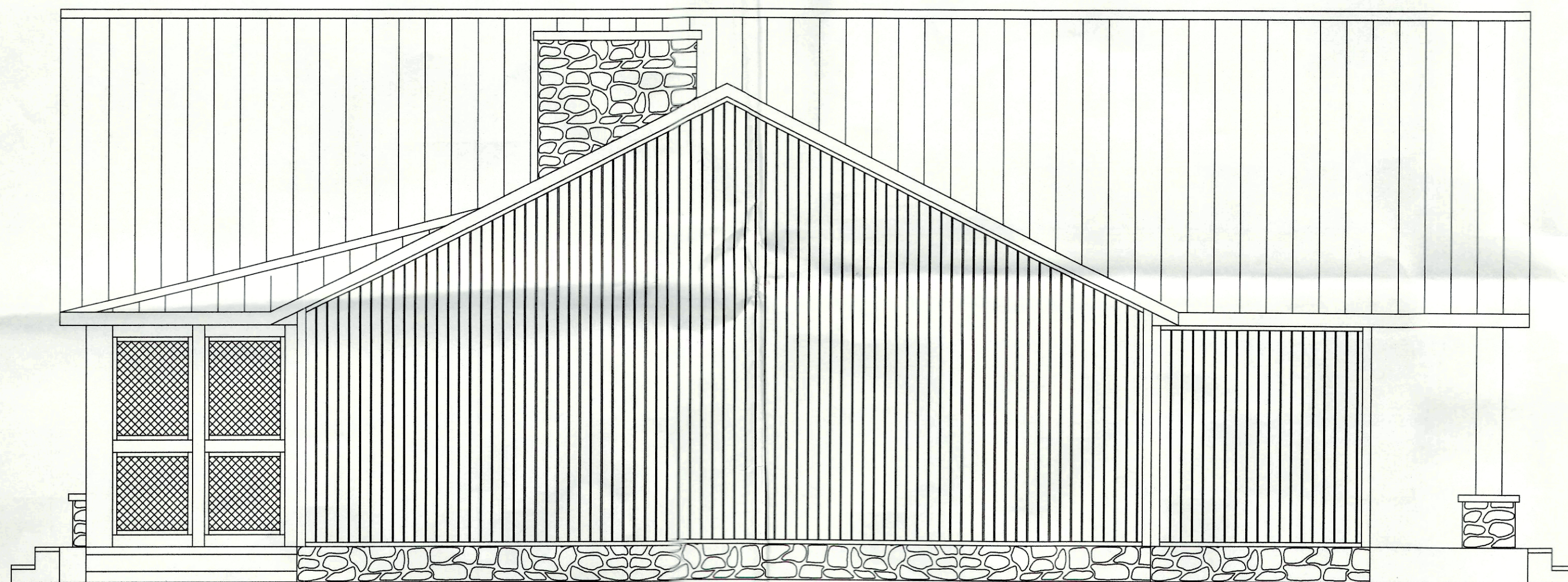
**Garage Loft Plan**  
Scale 1/4" = 1'

Home Plan			
2103 Hampton St. White Lake, MI, 48386		Greg & Lindsay Matthews	
ORG. DATE	UPDATE	SCALE	DWG. NO.
09-30-25	-	Noted	1 OF 3

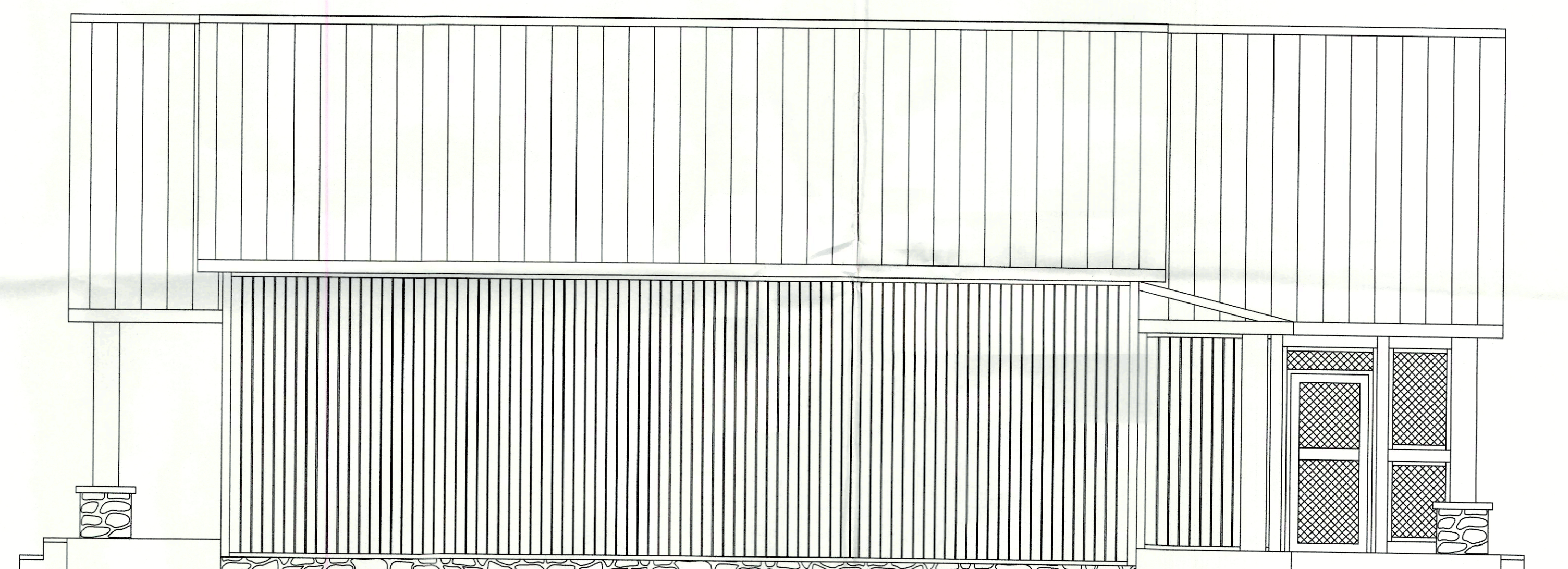




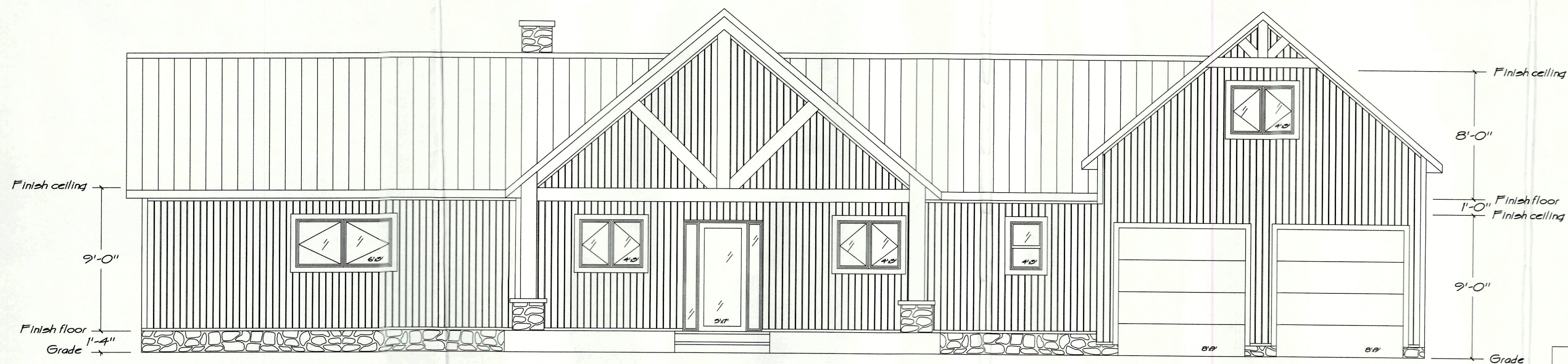
Rear Elevation  
Scale 1/4" = 1'



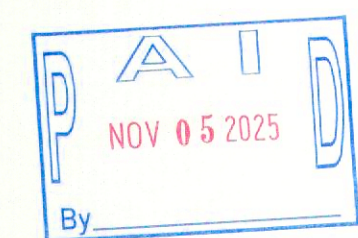
Left side Elevation  
Scale 1/4" = 1'



Right side Elevation  
Scale 1/4" = 1'



Front Elevation  
Scale 1/4" = 1'



Home Plan			
2103 Hampton St. White Lake, MI. 48386		Greg & Lindsay Matthews	
ORIG. DATE	UPDATE	SCALE	DWG. NO.
09-30-25	-	Noted	2 OF 3



**2103 HAMPTON RD WHITE LAKE MI 48386-1538**

2 beds / 1 full baths / 0 half baths / 1148 sq ft

**Residential Property Profile**

12-14-279-003

**Note:** Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

**Owner Information**

Owner(s) : GREGG MATTHEWS  
Postal Address : 2103 HAMPTON RD WHITE LAKE MI 48386-1538

**Location Information**

Site Address : 2103 HAMPTON RD WHITE LAKE MI 48386-1538  
PIN : 12-14-279-003 Neighborhood Code : 11L  
Municipality : Charter Township of White Lake  
School District : 63300 WATERFORD SCHOOL DISTRICT  
Class Code : 401 Residential - Improved

**Property Description**

T3N, R8E, SEC 14 ENGLISH VILLAS SUB LOTS 325 &amp; 326

**Most Recent Sale Since 1994**

Date : 07/17/2013  
Amount : \$177,000 Liber : 46167:257  
Grantor : LADD, YVONNE M Grantee : MATTHEWS, GREGG

**Next Most Recent Sale**

Date : 07/17/2013  
Amount : \$1 Liber : 46167:186  
Grantor : YVONNE M JACQUES TR Grantee : LADD, YVONNE M

**Tax Information**

Taxable Value	: \$99,390	State Equalized Value	: \$156,520
Current Assessed Value	: \$156,520	Capped Value	: \$99,390
Effective Date For Taxes	: 12/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
<b>2023 Taxes</b>		<b>2024 Taxes</b>	
Summer	: \$1,962.49	Summer	: \$2,057.51
Winter	: \$3,037.93	Winter	: \$3,171.56
Village	:	Village	:

**Lot Information**

Description : LEVEL Area : 0.229 ACRES

**2103 HAMPTON RD WHITE LAKE MI 48386-1538**

2 beds / 1 full baths / 0 half baths / 1148 sq ft

**Residential Property Profile**

12-14-279-003

**Note:** Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

**Primary Structure**

Structure	: Ranch	Living Area	: 1148 SQ FT
Ground Floor	: 1148 SQ FT	Year Built	: 1938
Effective Year	: 1973	Remodel Year	: 2001
Stories	: 1 Story	Rooms	: 4
Bedrooms	: 2	Full Baths	: 1
Half Baths	: 0	Fireplaces	: 1
Ext Walls	: Aluminum	Basement	: NO - CRAWL SPACE
Garage	: ATTACHED - 1 car (270 SQ FT)	Heat	: Forced Air w/ Ducts
Fuel Type	: Gas	Central Air	: No

**Basement Information**

Finish	: UNFINISHED	Area	: 0 SQ FT
--------	--------------	------	-----------

**Porch Information**

Type	Area
CCP (1 Story)	45 SQ FT
CCP (1 Story)	18 SQ FT
Treated Wood	184 SQ FT



# 2024 WINTER TAX STATEMENT \*\*RETAIN THIS COPY FOR YOUR RECORDS\*\*

PAYABLE TO: CHARTER TOWNSHIP OF WHITE LAKE  
7525 HIGHLAND ROAD  
WHITE LAKE, MI 48383-2900

OFFICE HOURS M-F 8:00 A.M. to 5:00 P.M.  
TELEPHONE: 248-698-3300

**Mike Roman, Treasurer**

TOTAL	PENALTY	TOTAL PAID	BALANCE
3,171.56			3,171.56



## WHITE LAKE TOWNSHIP

PAYABLE

December 1, 2024 thru February 14, 2025 WITHOUT PENALTY

Please include Parcel ID and phone number on your check.

02000 CORELOGIC TAX SERVICE

PARCEL ID NUMBER
Y -12-14-279-003

NOTICE: Verify the Parcel ID number prior to remitting payment. You are responsible if you pay on the wrong parcel.

RETURN UPPER PORTION WITH REMITTANCE

### WHITE LAKE TOWNSHIP 2024 WINTER TAX STATEMENT

FISCAL  
YEARS

Art Institute	- 07/01/2024 to 06/30/2025
O. C. Parks & Recreation	- 10/01/2024 to 09/30/2025
Zoo Authority	- 10/01/2024 to 09/30/2025
Oakland Transit	- 10/01/2024 to 09/30/2025
H.C.M.A.	- 01/01/2025 to 12/31/2025
White Lake Township	- 01/01/2025 to 12/31/2025

PAYABLE DECEMBER 1, 2024 - FEBRUARY 14, 2025 WITHOUT PENALTY  
3% PENALTY AFTER FEBRUARY 14, 2025

FAILURE TO RECEIVE BILL DOES NOT WAIVE PENALTY

MATTHEWS, GREGG

2103 HAMPTON RD  
WHITE LAKE, MI 48386-1538

02000 CORELOGIC TAX SERVICE

THIS IS NOT A BILL IF THE MORTGAGE COMPANY LISTED  
ABOVE IS PAYING YOUR TAXES. IF THIS APPLIES, PLEASE  
RETAIN THIS ENTIRE BILL FOR YOUR RECORDS.

#### Property Address

2103 HAMPTON RD  
WHITE LAKE, MI 48386-1538

#### Partial Description of Property

T3N, R8E, SEC 14 ENGLISH VILLAS SUB LOTS 325 & 326

BEGINNING MARCH 1, 2025 all unpaid 2024 taxes must be paid to the Oakland County Treasurer, 1200 N Telegraph Rd, Pontiac MI 48341 with additional penalties. During the month of March, a revised statement from the Township Treasurer must accompany your remittance to the County Treasurer.

CODE NO.	*P.R.E. TAX BASE	PARCEL ID NUMBER	SCHOOL DISTRICT
75784	96,410	Y -12-14-279-003	63300
% DECLARED AS P.R.E.	*NON P.R.E. TAX BASE	TAXABLE VALUE	STATE EQUALIZED VALUE
100%	0	96,410	155,580
TAX DESCRIPTION		RATE PER \$1,000	AMOUNT

COUNTY PK & REC	0.65000	62.66
HCMA	0.20620	19.87
TWP OPERATING	0.89640	86.42
POLICE/FIRE	0.99180	95.61
POLICE	4.00390	386.01
FIRE	0.66840	64.44
FIRE 2	1.86370	179.67
LIBRARY 1	0.19040	18.35
LIBRARY 2	0.49590	47.80
LIBRARY 3	0.36300	34.99
LIBRARY DEBT	0.39460	38.04
WLT PARK & REC	0.30000	28.92
ART INSTITUTE	0.19370	18.67
ZOO AUTHORITY	0.09410	9.07
OAKLAND TRANSIT	0.94640	91.24
RUBBISH		215.35
PONTIAC LAKE RES		740.05
DELINQUENT SEWER		896.96
PONTIAC LK LEVEL		137.44

Scan to download our new FREE app!

Stay Updated: Get the latest news,  
meetings, events, reminders, and more-right  
on your phone with real time notifications.  
Receive fast and accurate updates as they  
happen.



**DUE BY FEBRUARY 14, 2025**

RETAIN THIS LOWER PORTION FOR YOUR RECORDS.  
YOUR CANCELED CHECK IS YOUR RECEIPT.

TOTAL	PENALTY	TOTAL PAID	BALANCE
3,171.56			3,171.56

\*P.R.E. = Principal Residence Exemption

Checks are accepted only as conditional payment. If not honored by bank, tax is unpaid and subject to penalties.

Y -12-14-279-003

#### HOURS

Monday - Friday, 8:00 A.M. - 5:00 P.M.  
(Closed Saturdays, Sundays, and Holidays)

CLOSED: December 24, 25, 31, 2024,  
January 1, 20, 2025 and February 17, 2025

#### WINTER TAXES

Payable through **February 14, 2025.**

Beginning February 15 - February 28, 2025, add 3% penalty.  
We accept partial payments.

#### INTERNET PAYMENTS • VISA • MASTERCARD • E-CHECK

- visit [www.paylocaltaxes.com](http://www.paylocaltaxes.com)
- enter your **Parcel I.D. #** OR **Property Address**
- enter the **Code #**

ALL of this information is located on the front of this tax bill.  
Credit Card payments will be charged a CONVENIENCE FEE  
based on the amount of your tax.

#### DROP BOX

For your convenience, a drop box is located at the west side  
of the Township Hall. Check or money order only. Do not  
leave cash. Payments may be dropped off 24 hours a day.

#### CHANGE OF OWNERSHIP

Report change of ownership promptly to White Lake  
Township Assessing at 248-698-3300. Failure to receive tax  
statement does not exempt tax from penalties. Make sure  
your **principal residence exemption and property transfer  
papers** are filed with the assessing department.

Check your parcel ID number with your deed or land contract.  
If you pay on the wrong property, the law holds you fully  
responsible.

#### LATE PAYMENTS

All late 2024 summer and/or winter tax payments must be  
received in the White Lake Township Treasurer's Office on or  
before February 28, 2025.

#### VETERANS PROPERTY TAX EXEMPTIONS

A property tax exemption is available to 100% disabled  
Veterans and their surviving spouses. To qualify, Veterans  
must apply in the Assessing office.

#### PERSONAL PROPERTY TAXES

Assessment date is December 31, 2023 for  
Personal Property Tax and Real Property Tax.  
If you were in business as of December 31, 2023,  
you are responsible for the 2024 Summer and Winter Taxes.

#### DOG LICENSES

2025 Dog Licenses are available at the Treasurer's Office

To obtain a license,  
**proof of current rabies vaccination is needed.**

The license fees are:

- \$15.00 if dog is spayed or neutered
  - \$25.00 if dog is not spayed or neutered
- If pet owner is a senior citizen (65 years or older):
- \$14.00 if dog is spayed or neutered
  - \$23.00 if dog is not spayed or neutered

**3 YEAR LICENSES ARE NOW AVAILABLE**  
3 year dog licenses must have 3 year rabies certificates

#### 24 HOUR TAX HOTLINE

Property tax information is available on the *Oakland County  
24 Hour Tax Hotline* by dialing 248-858-0025 or toll free  
number, 1-888-600-3773. To access tax information, you will  
need to enter your 10 digit parcel ID number. There is no  
charge for this service.