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 3, 2025

Agenda item:

A8

Appeal Date:

December 11, 2025

Applicant:

Ozysia Tkachuk

Address:

3320 Fox Blvd.

Commerce, MI 48382

Location:

9731 Portage Trail

White Lake, MI 48386

Zoning:

R1-D Single Family Residential

Property Description

The approximately 0.51-acre (22,162 square-foot) parcel identified as Parcel Number 12-26-177-017 is located on Portage Trail, in the Cedar Crest Sub No. 4, just south of Elizabeth Lake Road and west of Union Lake Road. The parcel is zoned R1-D (Single-Family Residential). The property, which is currently occupied by two sheds, will be served by a private septic and well.

Applicant's Proposal

Ozysia Tkachuk, the applicant, is proposing to construct a house with floor area less than the minimum living space requirement, as well as a 20'x 25' detached garage in place of one of the existing sheds on site.

Planner's Report

Article 3, Section 11.J of the zoning ordinance states the minimum floor area for a two-story single-family house is 1,500 square feet, with 900 square feet minimum on the ground floor. The proposed house is 699.65 square feet on the first floor, 699.65 square feet on the second floor, with total floor area of 1,399.3 square feet. A variance of 200.35 square feet is requested for the ground floor area, and a variance of 100.7 square feet is requested for the overall floor area. It should be noted that the property is currently non-conforming due to the fact that two accessory structures exist on the lot without a primary structure. The construction of a house will resolve that deficiency. Also, though smaller than allowed by ordinance, this proposed house will not be out of character with the existing houses in the area.

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	Article 3.11.J	Minimum floor area	1,500 square feet, with 900 square feet min. on ground floor	200.35 square feet ground floor, 100.7 square feet overall	699.65 square feet ground floor, 1,399.3 square feet overall

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Ozysia Tkachuk from Article 3.11.J of the Zoning Ordinance for Parcel Number 12-26-177-017, identified as 9731 Portage Trail, in order to construct a single-family house with 699.65 square feet on the first floor and total floor area of 1,399.3 square feet. This approval will have 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. An as-built survey shall be required to verify the approved building footprint.
- 4. 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 Ozysia Tkachuk for Parcel Number 12-26-177-017, identified as 9731 Portage Trail, due to the following reason(s):

Table: I move to table the variance requests of Ozysia Tkachuk for Parcel Number 12-26-177-017, identified as 9731 Portage Trail, to consider comments stated during this public hearing.

Attachments:

- 1. Variance application dated November 3, 2025.
- 2. Plot plan dated June 28, 2024 (Revised November 4, 2025).
- 3. Letter of denial from the Building Official dated September 25, 2025.
- 4. Residential Property Profile (Property Gateway) confirming 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 <u>all</u> 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:
 - 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.

ZONING BOARD OF APPEALS APPLICATION

Community Development Department, 7525 Highland Road, NOV 0 3 2025 White Lake, Michigan, 48383

BUILDING DEPARTMENT

(248) 698-3300 x5

APPLICANT'S NAME: Drysia Tkachuk PHONE: 3/36552/89 ADDRESS: 3320 FOX BLVd. Commerce Twpn. Mi 48382. APPLICANT'S EMAILADDRESS: Lesakoch @ gmail.com APPLICANT'S INTEREST IN PROPERTY: MOWNER BUILDER OTHER:					
9731 Portage Trl ADDRESS OF AFFECTED PROPERTY: White Lake, 24 48386 PARCEL # 12-26-177-017 CURRENT ZONING: RI-D PARCEL SIZE: 0.51					
STATE REQUESTED VARIANCE AND ORDINANCE SECTION:					
VALUE OF IMPROVEMENT: \$ SEV OF EXISITING STRUCTURE: \$					
STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)					
APPLICATION FEE: 440 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT APPLICANT'S SIGNATURE: DATE: 11/03/25					



Charter Township of White Lake APPLICATION INSTRUCTIONS ZONING BOARD OF APPEALS

- 1. Please read these instructions carefully before submitting the attached application. Fill out the entire application in detail. If a portion is not applicable in your case, please mark "Not Applicable" or "N/A" on the application.
- 2. In addition to the attached application, you must submit the following:
 - **Proof of Ownership**

If you are not the property owner of record, a copy of the land contract, option to purchase, purchase agreement, lease agreement, or letter of authorization from the property owner must be presented with the application to indicate the applicant's interest in the subject property. In addition, a letter of no objection from the property owner may be required by Township staff.

Plan or drawing - one copy

Attach one copy of the plot plan of the subject property drawn to scale. The plan must depict the shape and dimension of the property, all existing and proposed structures and building-to-building and building to property line relationships.

- Certified Survey one copy
- Letter of denial from the Building Department

The Building Department must have reviewed and formally denied your application for a building permit before a Z.B.A. application can be considered for processing.

- The required filing fee is \$440.00 for residential land uses and \$550.00 for non-residential land uses and must be submitted with the 3. application.
- All proposed additions must be staiked and flagged. 4.
- The attached application must be completely filled out and all documents, plans, other necessary information, and the application fee, 5. as required, must be submitted before the application will be considered complete and accepted for processing. The application will then be placed on the next available Zoning Board of Appeals agenda.
- You will be notified of the date and time that your request will be considered by the Zoning Board of Appeals (Z.B.A.). Please attend or 6. have a representative attend if you cannot attend the scheduled meeting. All Z.B.A. meetings are held at the Township Annex, 7527 Highland Road, White Lake, Michigan.
- Notification is given by mail to all property owners of record within 300 feet of the subject property at least 15 days prior to the meeting. 7.
- 8. Information relative to the powers and duties of the Z.B.A. can be found in Article 7.36 of the White Lake Township Zoning Ordinance. To be granted a variance, an applicant must provide proof that a practical difficulty exists and the practical difficulty must relate to a unique circumstance of the property which 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.

APPLICATION CHECKLIST:	 COMPLETED, SIGNED APPLICATION
	 LETTER OF AUTHORIZATION FROM THE PROPERTY OWNER
	 ONE COPY OF THE PLAN OR DRAWING (SEE ABOVE)
	 ONE COPY OF THE CERTIFIED SURVEY (SEE ABOVE)
	LETTER OF DENIAL FROM BUILDING DEPARTMENT
	 COPY OF BUILDING PERMIT APPLICATION
	APPLICATION FEE (see #3 above)

Please direct any questions to the White Lake Township Community Development Department at 248.698.3300 extension 5.

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

DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE OAKLAND COUNTY
RWS OFFICE
OF THESE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE THE OAKLAND COUNTY PUBLIC WORKS OFFICE SESC
OS THE RICHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE LANDOWNER
SILT AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY.

ENCE SHALL BE INSTALLED PER DETAIL.
UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE.

FENCE SHALL BE INSPECTED WERKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED
REQUIRED MANTENANCE SHALL BE PROVDED PROMPTLY.

NLET FILTERS ON ALL PAYEMENT CATCH BASINS PER DETAIL INLET FILTERS SHALL BE INSPECTED WEEKLY
NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN EVENT

IP OF SEDIMENT SHALL BE REMOVED PROMPTLY.

IC DECOMPOSED OR BECOMES INFFECTIVE PRIOR TO THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT

BE REPLACED PROMPTLY.

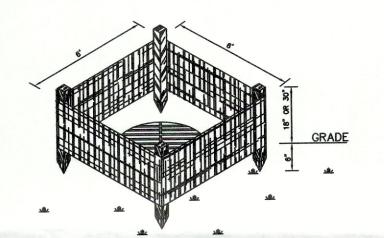
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G. DRAIN GUARDS SHALL BE INSPECTED WEERLY UNDER NORMAL CONDITIONS WITH IN 24 HOURS OF RAINFALL AND DAILY OURING A PROLONGED
RAIN EVENT
H. BUILD UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE
L. IF FABRIC DECOMPOSES OR BECOMES INSPECTIVE PRIOR TO THE END OF THE END FINE BARRIER IS STILL REQUIRED THE SILT
FENCE SHALL BE REPLACED PROMPT!
10. ALL STOCKPILED SOUS MUST BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAKING THE SITE. IF THE STOCKPILE WILL BE
ON SITE FOR MORE THAN 30 DAYS THE STOCKPILE MUST BE SEEDED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE
11. INMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNINEATHERED SMALL STRAW, STREAD UNINFORMLY AT THE RATE OF 1-2 TONS
PER ACRE OR 100 LBS (2-3 BALES) PER 1000 SO. FT. THIS MULCH SHOULD BE ANCHORED WITH A DISK TYPE MULCH ANCHORING TOOL OR
OTHER MEANS AS APPROVED BY THE OAKLAND COUNTY PUBLIC WORKS OFFICE
12. IF ANY DEWATERING IS NEEDED. IT SHALL BE INSICHARGED THROUGH A FILTER BAG OVER A WELL VEGETATED AREA. THE PUMP MUST DISCHARGED AT
A NON-CROSIVE VELOCITY. IF NECESSARY. AN APPROVED ENERGY DISSIPATER MAY BE USED
13. ALL DIST STACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY
14. STREETS AND OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER
15. DURING DRY PERIODS ALL DISTURBED AREA SHALL BE WATERED FOR DUST CONTROL
15. DURING DRY PERIODS ALL DISTURBED AREA SHALL BE WATERED FOR DUST CONTROL
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16. PERINAMENT SOIL EROSION MEASURES FOR ALL SLOPES CHANNELS DITCHES OR ANY DISTURBED LAND AREAS SHALL BE
17. FINAL CRAMBERT SOIL PROSION LETO CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY, ALL TEMPORARY SOIL EROSION CO

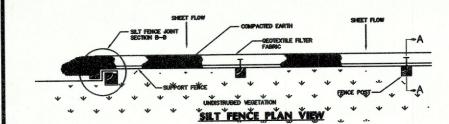
UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

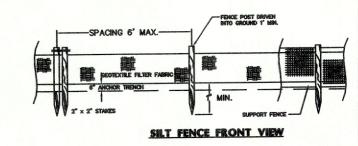
ANDOWNER'S SIGNATURE

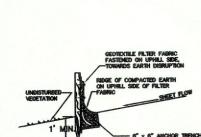
EROSION CONTROL MEASURES & SEQUENCE OF CONSTRUCTION

- 1. INSTALL TEMPORARY SOIL EROSION CONTROL GEOTEXTILE FILTER CLOTH FENCE AS INDICATED ON PLAN AND AT ADDITIONAL AREAS AS NECESSARY 2. MAINTAIN A 15 FT. BUFFER OF VEGETATION WHERE POSSIBLE AROUND
- 3. INSTALL UTILITIES AND EXCAVATE BASEMENT. STOCKPILE DIRT AWAY FROM
- 4. BACKFILL BASEMENT, GRADE SITE AND REMOVE EXCESS DIRT FROM SITE IF NECESSARY.
- 5. CONSTRUCT HOUSE 6. INSTALL PAVEMENT AND FINAL GRADE THE LOT.
- 7. ESTABLISH VEGETATION AND LANDSCAPE ALL DISTRUBED AREAS NOT BUILT
- OR PAVED UPON 8. CLEAN PAVEMENT AND REMOVE ALL TEMPORARY EROSION CONTROL
- MEASURES. RE-ESTABLISH VEGETATION AS NECESSARY. 9. ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED
- 10. ALL EROSION CONTROL SHALL CONFORM TO STANDARDS AND SPECIFICATIONS

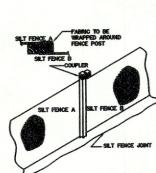












SELT FENCE SECTION B-B

NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION. THE PROPERTY DIMENSIONS AND UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AND GATHERED FROM EXISTING RECORDS AVAILABLE, THERE IS NO GUARANTEE THEREOF. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND UTILITIES PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER NOTE: ALL CONSTRUCTION SHALL CONFORM TO

THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

IOTE: SILT FENCE LOCATION, INSTALLATIO PERMANENT VEGETATION REQUREED	N DETAILS AND TIMING SI PRIOR TO FINAL BUILDIN	EQUENCE OF RE-ESTABLISHMENT O G INSPECTION
EXISTING		PROPOSED
	GAS Sanitary (San)	
-gi	STORM (STM)	

EXISTING	PROPOSED		
	GAS SANITARY (SAN) STORM (STM) WATERMAIN (WM) OVERHEAD WIRE UNDERGROUND CABLE		
	EX. DITCH OR SWALE CENTERLINE		
	EASEMENTS RAILROAD		
* * * * * *	CHAIN LINK FENCE	* * * * *	
	WOOD FENCE		
- H H H H H H	WIRE FENCE,	- H H H H H H	
- 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	GUARD RAIL	000000000000	

SITE INFORMATION

AREA:	0.51 ACRES (22,162.77 SQFT)
ZONING:	R1-D (SINGLE FAMILY RESIDENTIAL)
LOT COVERAGE:	MAXIMUM: 20.00% (4,432.55 SQFT) EXISTING: 1.83% (405.23 SQFT) PROPOSED: 6.84% (1,516.55 SQFT)
FRONT SETBACK:	30' MINIMUM
REAR SETBACK:	30' MINIMUM
SIDE SETBACKS:	10' MINUMUM (ONE SIDE)

20' MINUMUM (TOTAL BOTH SIDES)

LOT 644

JAN FEB MAR APRIMAY JUN JUL AUG SEP OCT NOV DE

• S.P.K.

CHIS "X"

000.0

▲ C.P.

MARKER POST

TRAFFIC SIGNAL

TELEPHONE MANHOLE

GUTTER ELEVATION

SET P.K. NAIL

CHISELED "X"

CONTROL POINT

PROPOSED GRADE

D.E MANHOLE

LIGHT POLE

PARCEL#12-26-177-049

CONSTRUCTION SEQUENCE

HOUSE CONSTRUCTION

E FINAL GRADING

PUBLIC LIGHTING MH.

CATHODIC PROTECTION

HIGH TENSION TOWER

GUARD/METAL POST

PARKING METER

BILLBOARD OR LARGE SIGN

ELECTRIC RISER OR METER

SIGNAL POLE

FLAG POLE

LEGEND

AMERITECH

TELEPHONE

GAS METER

MANHOLE

CATCH BASIN

FIRE HYDRANT

FENCE POST

G G

WATER SHUT OFF

TELEPHONE RISER

SEWER CLEAN OUT

GAS VALVE /GAS MARKER

GATE VALVE IN WELL (G.V.W)

UTILITY POLE W/ LAMP EXTENSION

STORM MANHOLE (ST. MH.)

SOIL EROSION CONTROL MEASURES

D DRIVEWAY & SIDEWALK CONSTRUCTION

FILLER CAP

MONITOR WELL

TOP OF WALK

CULVERT

CULV

CMP

OS.I.

TOP OF CURB ELEVATION

CORRUGATED METAL PIPE

FINISH FLOOR ELEVATION

SECTION CORNER

FOUND MONUMENT

FOUND P.K. NAIL

FOUND IRON

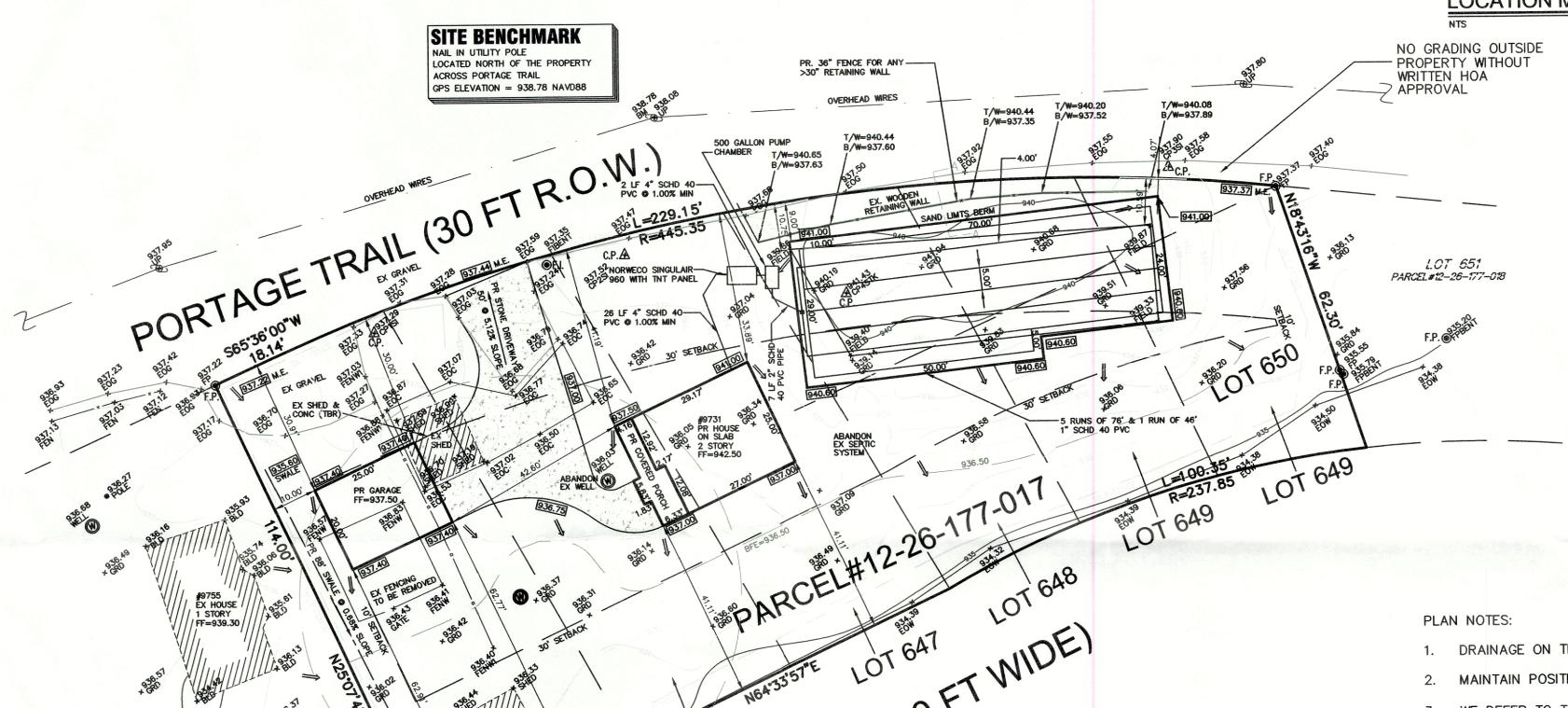
SET IRON

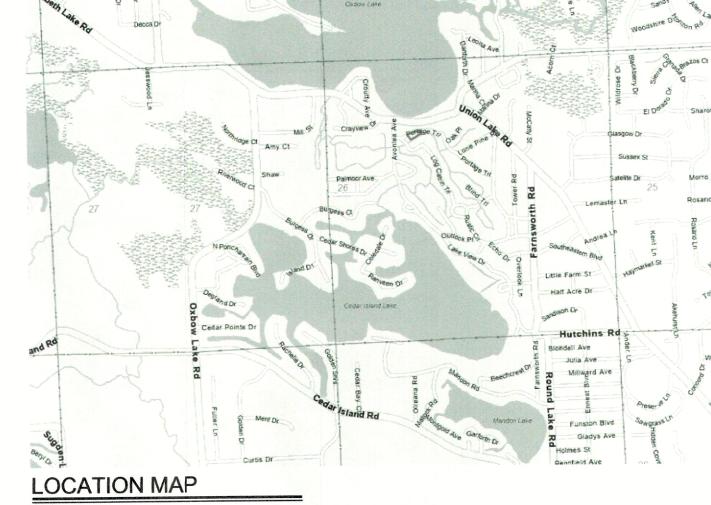
TOP OF PAVEMENT ELEVATION OR

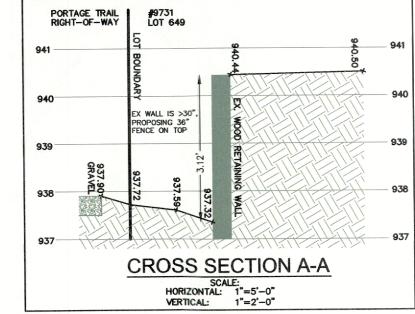
C.P. TEST

PLOT PLAN 9731 PORTAGE TRAIL

PART OF SECTION 26, T3N, R8E, WHITE LAKE, OAKLAND COUNTY, MICHIGAN PARCEL #12-26-177-017







IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FAR AS A STORM SEWER OUTLET OR OTHER NATURAL OUTLET POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO AN APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.

NOTE:
ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS, AND SPAS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2009 MRC-R 104.1 & 2009 MBC-CHAPTER 33

TOTAL DISTRUBED AREA 0.51 ACRES OF LAND

SOIL TYPE PER COUNTY SOIL MAP IS:

NOTE: THE PROPOSED SEPTIC FIELD WILL

NOTE: SEE POWELL ENINEERING SEPTIC

BASE FLOOD ELEVATION = 936.50 FLOOD MAP # 26125C0338F, EFFECTIVE ON 9/29/2006

1. DRAINAGE ON THIS PROPERTY CANNOT AFFECT ADJACENT PROPERTIES

SOIL EROSION NOTES

1. INSTALL EROSION CONTROL

FINAL GRADE INSPECTION.

LOCATED NORTH OF THE PROPERTY

GPS ELEVATION = 938.78 NAVD88

ACROSS PORTAGE TRAIL

3. COMPLETE ALL EARTH MOVEMENTS

PRIOR TO FINAL GRADE INSPECTION.

REMOVE EROSION CONTROL MEASURES

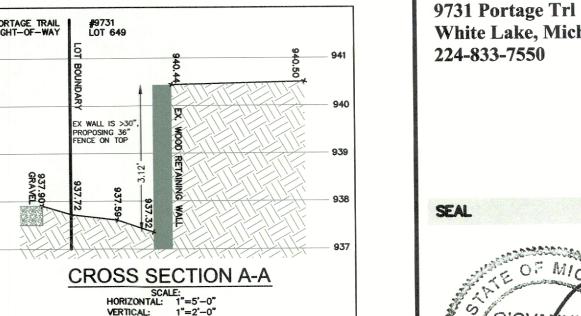
2. ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT

4. RIGHT OF WAY MUST BE STABILIZED PRIOR TO

5. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND AROUND STORM STRUCTURES MUST BE STABILIZED

6. AFTER FINAL EARTH STABILIZATION IS COMPLETE

- 2. MAINTAIN POSITIVE DRAINAGE ON SITE AND AWAY FROM PROPOSED STRUCTURES
- 3. WE DEFER TO TCOC FOR ROW PERMIT/WORK REQUIREMENTS
- 4. A SE PERMIT WILL BE REQUIRED FROM OCWRC



REPLACE THE EXISTING ABANDONED SEPTIC FIELD

PLANS FOR SEPTIC NOTES AND DETAILS



REVISIONS

LAND

D DEVELOPMENT

SERVICES

of Michigan L.L.C.

Civil, Construction Management

& Surveying Services

Land Development Services of Michigan LLC 57200 Silver Maple Washington, MI 48094 P: 586.854.7310

E: David@LDSofMichigan.com

PROJECT

CLIENT

SEAL

SHEET

BOUNDARY/

SURVEY,

PLOT PLAN

PROJECT LOCATION

TOPOGRAPHICAL

PARCEL #12-26-177-017

9731 Portage Trl

Orysia Tkachuk

224-833-7550

White Lake, Michigan

White Lake, Michigan

11/04/2025 NEW SEPTIC FIELD

Drawn by: A.M.B.

LIMITS OF EARTH DISRUPTION WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN ON FILE

SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SEED & MULCH

LEGAL DESCRIPTION OF RECORD

MICHIGAN AND DESCRIBED AS FOLLOWS: LOTS 645 THROUGH 650 OF "CEDAR CREST SUBDIVISION NO. 4" (L35 PLATS P38 O.C.R.) CONTAINING 0.51 ACRES OF LAND RESERVING ALL RIGHTS, EASEMENTS AND RESTRICTIONS

AND IS LIMITED TO FEE

BENCHMARK

A PARCEL OF LAND LOCATED IN AND BEING PART OF A SUBDIVISION OF PART OF SECTION 26, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY,

USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE_CONTRACT AND LIABILITY

1. THIS PROJECT TO BE CONSTRUCTED IN COMPLIANCE WITH PART 91 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL. ACT AND THE OALAND COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE OALAND COUNTY PUBLIC OFFICE 2. ALL EROSION AND SEDIMENTATIONS OF THE OALAND COUNTY PUBLIC OFFICE 2. ALL EROSION AND MANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTROLED ON THE STEE AND NOT ALLOWED TO COLLECT ON ANY 5. ETS AND A STARRANS, STORM DRAINS, LAVES AND PONDS FF SITE AREAS OR IN WATERWAYS INCLUDE NATURAL AND MANMADE OPEN DITCHES, STEAMS, STORM DRAINS, LAVES AND PONDS 5. STAGING THE WORK WILL BE DONE BY THE LANDOWNER OR THE LANDOWNER'S REPRESENTATIVE AS DIRECTED IN THESE PLANS AND AS COUNTED THE LAND OWNER OR THE LANDOWNER'S REPRESENTATIVE SHALL INPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE AND SEPECE AND AT ALL THE CANDOWNER'S REPRESENTATIVE SHALL INPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE AND SEPECE AND AT ALL THE CANDOWNER'S REPRESENTATIVE SHALL INPLEMENT AND MAINTAIN SOIL EROSION CONTROL MEASURES AS SHOWN ON THE AND SEPECE AND AT ALL OWNER OF THE CONTROL MEASURES AS SHOWN ON THE AND SEPECE AND AT ALL OWNER OF THE CONTROL OWNERS OFFICE ON THE OAKLAND CONTROL AND SEPECE AND AT ALL OWNERS OFFICE OWNERS OFFICE SECOND CONTROL OR CANADA COUNTY ASSURES DUE TO CONSTRUCTION OR CHANGED CONTROLS SHALL BE COMPILED WITH AS REQUIRED OR DIRECTED BY THE OAKLAND COUNTY ASSURES DUE TO CONSTRUCTION OR CHANGED CONTROLS SHALL BE COMPILED WITH AS REQUIRED OR DIRECTED BY THE OAKLAND COUNTY.

MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR DIRECTED BY THE OAKLAND COUNTY PUBLIC WORKS OFFICE

6. IF ANY OF THESE SESC MEASURES ON THE SITE ARE DEEMED INADEQUATE OR INEFFECTIVE THE OAKLAND COUNTY PUBLIC WORKS OFFICE SESC DIMSION HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE LANDOWNER

7. INSTALL SILT AS INDICATED ON THE PLAN AND AT ADDITIONAL AREAS AS NECESSARY.

A. SILT FENCE SHALL BE INSTALLED PER DETAIL.

B. BUILT-UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE

B. BUILT-UP SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE

RAIN EVENT, REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPLLY.

B. INSTALL INLET FILTERS ON ALL PAVEMENT CATCH BASINS PER DETAIL INLET FILTERS SHALL BE INSPECTED WEEKLY

D. UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING PROLONGED RAIN EVENT

E. BUILD UP OF SEDIMENT SHALL BE REMOVED PROMPLY.

F. IF FABBIC DECOMPOSED OR BECOMES INEFFECTIVE PRIOR TO THE END OF THE EXPECTED LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.

9. INSTALL DRAIN GUARDS ON ALL YARD CATCH BASINS PER DETAIL. SEED OR SOD THE AREA BETWEEN THE SILT FENCE AND THE INLET.

9. INSTALL DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITHIN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT

PENICE STALL DRAIN GUARDS ON ALL YARD CATCH BASINS PER DETAIL. SEED OR SOO! THE AREA BE INVENT HER. THE HIGH TYPOC. AND AND ALL YOURING A PROLONGED GO DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITH IN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED GO DRAIN GUARDS.

G. DRAIN GUARDS SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS WITH IN 24 HOURS OF RAINFALL AND DAILY DURING A PROLONGED RAIN EVENT.

I. BUILD TO SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE. BUILD THE STELL REQUIRED THE SILT FENCE HEIGHT OF THE SILD SHALL BE REMOVED WHEN SEDIMENT OF THE HEIGHT OF THE SILD SHALL BE REPLACED PROMPTLY.

I. BUILD THE SHALL BE REPLACED BY THE STOCKPILE WILL BE SEEDED. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE. ON SILE FOR MORE THAN 30 DAYS THE STOCKPILE WILL SEEDED AREAS WITH UNINEATHERED SMALL STRAW, STREAD UNIFORMLY AT THE RATE OF 1-2 TONS.

I. MANEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNINEATHERED SMALL STRAW, STREAD UNIFORMLY AT THE RATE OF 1-2 TONS.

I. MANEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNINEATHERED SMALL STRAW, STREAD WITHORNLY AT THE RATE OF 1-2 TONS.

I. MANEDIATELY AFTER SEEDING, WILCH ALL SEEDED AREAS WITH UNINEATHERED SMALL STRAW, STREAD WITHORNLY AT THE RATE OF 1-2 TONS.

I. MANEDIATELY SEEDING, WILCH ALL SEEDED AREAS WITH UNINEATHERED SMALL STRAW, STREAD WITHORNLY AT THE RATE OF 1-2 TONS.

I. MALD STREAM OF DEVIATION OF THE STALL BE DISCHAPEED THROUGH A FILER BAG OVER A WELL VEGETATED AREA. THE PUMP MUST DISCHARGED AT 2. IF ANY DEMANDER IN SEEDED AND THE SEED SHALL BE SEEDED AND THE SEEDE WEEK BY THE LANDOWNER AND THE SEEDE OF THE SEEDE SHALL BE SEEDED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER SEEDES SHALL BE SEEDED ON A DAILY BASIS AND SWEPT AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER SEEDES SHALL BE COMPLETED TO

ANDOWNER'S SIGNATURE

UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

EROSION CONTROL MEASURES & SEQUENCE OF CONSTRUCTION

INSTALL TEMPORARY SOIL EROSION CONTROL GEOTEXTILE FILTER CLOTH FENCE AS INDICATED ON PLAN AND AT ADDITIONAL AREAS AS NECESSARY

2. MAINTAIN A 15 FT. BUFFER OF VEGETATION WHERE POSSIBLE AROUND 3. INSTALL UTILITIES AND EXCAVATE BASEMENT. STOCKPILE DIRT AWAY FROM

4. BACKFILL BASEMENT, GRADE SITE AND REMOVE EXCESS DIRT FROM SITE

IF NECESSARY 5. CONSTRUCT HOUSE

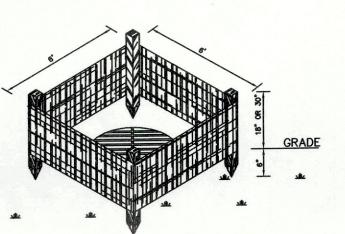
6. INSTALL PAVEMENT AND FINAL GRADE THE LOT.

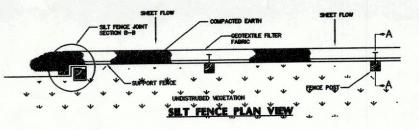
7. ESTABLISH VEGETATION AND LANDSCAPE ALL DISTRUBED AREAS NOT BUILT

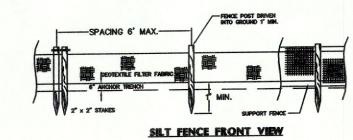
8. CLEAN PAVEMENT AND REMOVE ALL TEMPORARY EROSION CONTROL MEASURES. RE-ESTABLISH VEGETATION AS NECESSARY.

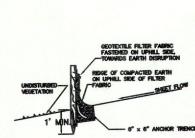
9. ALL DIRT AND MUD TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED

10. ALL EROSION CONTROL SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP











NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION. THE PROPERTY DIMENSIONS AND UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AND GATHERED FROM EXISTING RECORDS AVAILABLE, THERE IS NO GUARANTEE THEREOF. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND UTILITIES PRIOR TO START

SILT FENCE SECTION B-B

OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES. USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE

NOTE: SILT FENCE	LOCATION,	INSTALLATION	DETAILS AND	TIMING SEQUENCE	OF RE-ESTABLISHMENT O
---------------------	-----------	--------------	-------------	-----------------	-----------------------

EXISTING	GAS	PROPOSED	
	SANITARY (SAN) STORM (STM) WATERMAIN (WM) OVERHEAD WIRE UNDERGROUND CABLE	- S	
	EX. DITCH OR SWALE CENTERLINE		
	EASEMENTS RAILROAD		
××	CHAIN LINK FENCE	* * * *	
8 8 8 8 8 8 8	WOOD FENCE WIRE FENCE,		
000000000000	GUARD RAIL	- 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	

SITE INFORMATION 0.51 ACRES (22,162.77 SQFT) ZONING: R1-D (SINGLE FAMILY RESIDENTIAL) MAXIMUM: 20.00% (4,432.55 SQFT) LOT COVERAGE: EXISTING: 1.83% (405.23 SQFT) PROPOSED: 6.84% (1,516.55 SQFT)

30' MINIMUM

30' MINIMUM

10' MINUMUM (ONE SIDE)

20' MINUMUM (TOTAL BOTH SIDES)

LOT 544 PARCEL#12-26-177-049

CONSTRUCTION SEQUENCE

E FINAL GRADING

PUBLIC LIGHTING MH.

CATHODIC PROTECTION

HIGH TENSION TOWER

STEEL COLUMN

PARKING METER

BASKETBALL HOOP

BILLBOARD OR LARGE SIGN

MAILBOX

0.0

ELECTRIC RISER OR METER

LEGEND

AMERITECH

TELEPHONE

GAS METER

CATCH BASIN

FIRE HYDRANT

FENCE POST

UTILITY POLE

MANHOLE

WATER SHUT OFF

TELEPHONE RISER

SEWER CLEAN OUT

GAS VALVE /GAS MAIKER

GATE VALVE IN WELL (G.V.W)

UTILITY POLE W/ LANP EXTENSION

STORM MANHOLE (ST.MH.

DRIVEWAY & SIDEWALK CONSTRUCTION

VENT PIPE

FILLER CAP

C.P. TEST

MONITOR WELL

TOP OF WALK

CULVERT

CULV

• F.M.

F.P.K.

TOP OF CURB ELEVATION

CORRUGATED METAL PIPE

FINISH FLOOR ELEVATION

SECTION CORNER

FOUND MONUMENT

FOUND P.K. NAIL

SET IRON

FOUND IRON

TOP OF PAVEMENT ELEVATION OR

JAN FEB MAR APRIMAY JUN JUL AUG SEP OCT NOV DEC

• S.P.K.

000.0

△ C.P.

MARKER POST

TRAFFIC SIGNAL

TELEPHONE MANHOLE

SPOT ELEVATION

GUTTER ELEVATION

SET P.K. NAIL

CHISELED "X"

CONTROL POINT

PROPOSED GRADE

LIGHT POLE

D.E MANHOLE

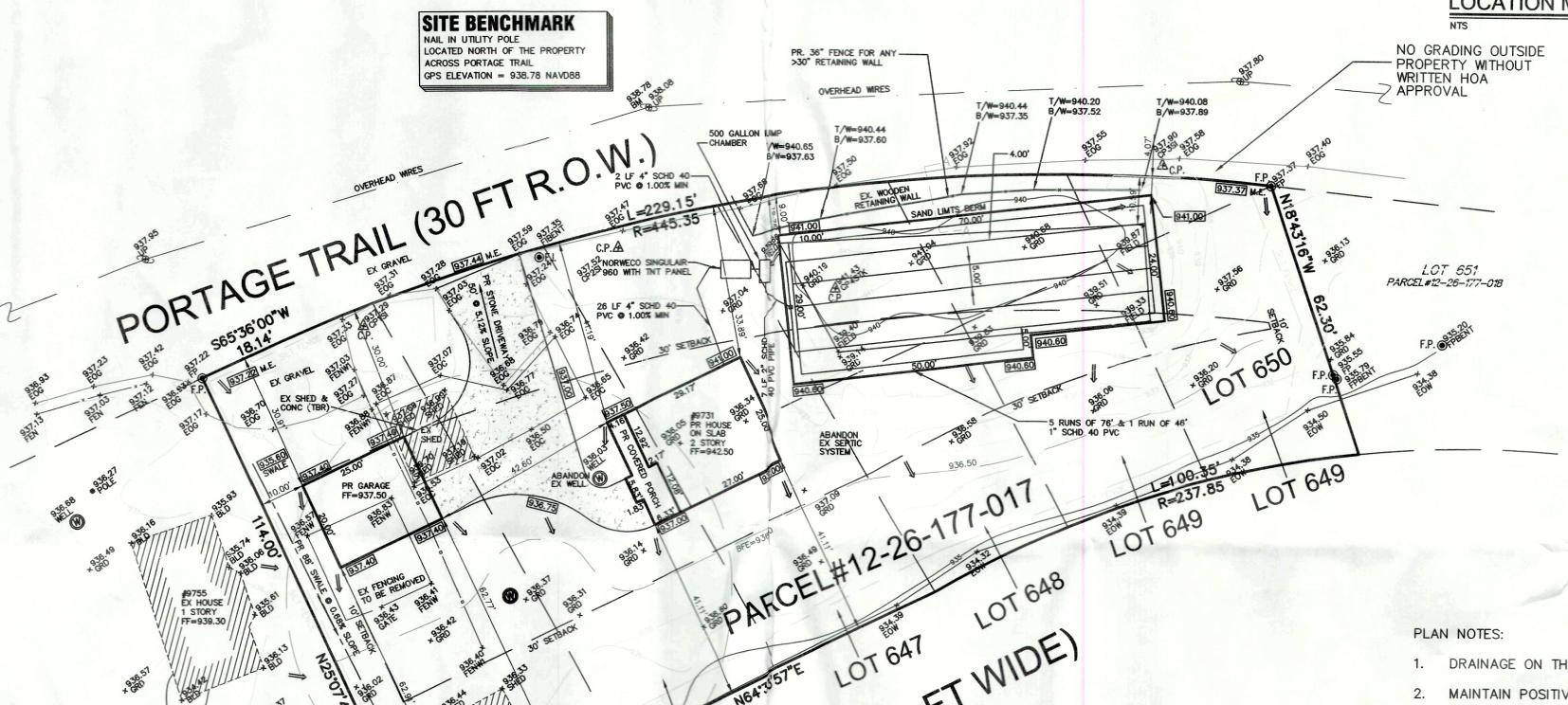
FRONT SETBACK

REAR SETBACK:

SIDE SETBACKS:

PLOT PLAN 9731 PORTAGE TRAIL PART OF SECTION 26. T3N, R8E, WHITE LAKE

OAKLAND COUNTY, MICHIGAN PARCEL #12-26-177-017



LEGAL DESCRIPTION OF RECORD

A PARCEL OF LAID LOCATED IN AND BEING PART OF A SUBDIVISION OF PART OF

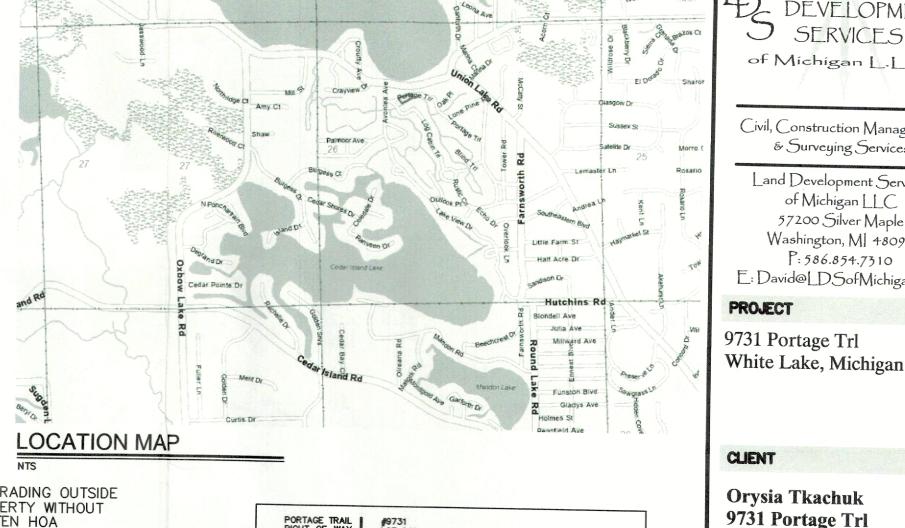
MICHIGAN AND DESCRIBED AS FOLLOWS:

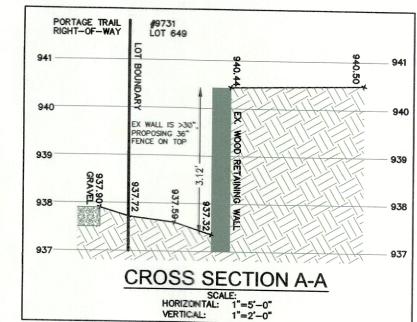
USER AGREES THAT PLAN IS SUBJECT TO STANDARD ASCE CONTRACT AND LIABILITY AND IS LIMITED TO FEE

SECTION 26, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY,

LOTS 645 THROUGH 650 OF "CEDAR CREST SUBDIVISION NO. 4" (L35 PLATS P38 O.C.R.)

CONTAINING 0.51 ACRES OF LAND RESERVING ALL RIGHTS, EASEMENTS AND RESTRICTIONS



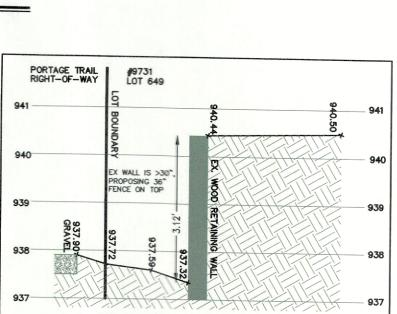


NOTE: THE PROPOSED SEPTIC FIELD WILL REPLACE THE EXISTING ABANDONED SEPTIC FIELD

NOTE: SEE POWELL ENINEERING SEPTIC PLANS FOR SEPTIC NOTES AND DETAILS

BASE FLOOD ELEVATION = 936.50FLOOD MAP # 26125C0338F, EFFECTIVE ON 9/29/2006

- 1. DRAINAGE ON THIS PROPERTY CANNOT AFFECT ADJACENT PROPERTIES
- MAINTAIN POSITIVE DRAINAGE ON SITE AND AWAY FROM PROPOSED STRUCTURES
- 3. WE DEFER TO TCOC FOR ROW PERMIT/WORK REQUIREMENTS
- 4. A SE PERMIT WILL BE REQUIRED FROM OCWRC



SHEET BOUNDARY/ TOPOGRAPHICAL SURVEY,

LAND

D DEVELOPMENT

SERVICES

of Michigan L.L.C.

Civil, Construction Management

& Surveying Services

Land Development Services

of Michigan LLC

57200 Silver Maple

Washington, MI 48094

P: 586.854.7310

E: David@LDSofMichigan.com

PROJECT

CLIENT

SEAL

Orysia Tkachuk

224-833-7550

White Lake, Michigan

PROJECT LOCATION

PLOT PLAN

PARCEL #12-26-177-017



Ì	ear before you dig.
EVISION	NS
/04/2025	NEW SEPTIC FIELD
nte	Description

Designed by: Drawn by:

Approved by: Date: D.S.W. 06-28-2024

1" = 20'-0"

OTE:	
NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FAR AS A STATEMENT OF CONTROL OF SHALL BE DIVERTED TO AN APPROVED POINT OF COLLECTION SO AS FLOODING CONDITION.	TORM SEWER OUTLE

NOTE:
ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS, AND SPAS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL, PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2009 MRC-R 104.1 & 2009

1. INSTALL EROSION CONTROL 2. ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT 3. COMPLETE ALL EARTH MOVEMENTS

SOIL EROSION NOTES

BENCHMARK

ACROSS PORTAGE TRAIL

NAIL IN UTILITY POLE LOCATED NORTH OF THE PROPERTY

GPS ELEVATION = 938.78 NAVD88

4. RIGHT OF WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION. PRIOR TO FINAL GRADE INSPECTION.

REMOVE EROSION CONTROL MEASURES

6. AFTER FINAL EARTH STABILIZATION IS COMPLETE

LIMITS OF EARTH DISRUPTION WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN ON FILE 5. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND AROUND STORM STRUCTURES MUST BE STABILIZED

SOIL TYPE PER COUNTY SOIL MAP IS 27 - HOUGHTON AND ADRIAN MUCKS SOIL EROSION CONTROL MEASURES
WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVEN TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SEED & MULCH

TOTAL DISTRUBED AREA 0.51 ACRES OF LAND

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

September 25, 2025

Ozysia Tkachuk 3328 Jay St Wixom, MI 48393

Re: Proposed Residential Construction at 9731 Portage Trail

Based on the submitted plans, the proposed reconstruction of the residential structure does not satisfy the White Lake Township Clear Zoning Ordinance.

Article 3.11 (J)(iii) of the White Lake Township Clear Zoning Ordinance requires: Minimum floor area of a single-family two-story home to be a minimum of 1,500 sq ft total and 900 sq ft on the ground floor.

Based on the submitted building plans the proposed two-story residential structure will have an area of 699.65 sq ft on the ground floor and 699.65 sq ft on the second floor for a total of 1,399.3 sq ft. The ground floor is deficient by 200.35 sq ft and total area of the structure is deficient by 100.7 sq 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 November 13th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than October 16th at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official

White Lake Township

9731 PORTAGE TRL WHITE LAKE MI 48386-2771

beds / full baths / half baths / sq ft



Residential Property Profile

: 26E

12-26-177-017

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) : ORYSIA TKACHUK

Postal Address : 9731 PORTAGE TRL WHITE LAKE MI 48386-2771

Location Information

Site Address : 9731 PORTAGE TRL WHITE LAKE MI 48386-2771

PIN : 12-26-177-017 Neighborhood Code

Municipality : Charter Township of White Lake

School District : 63290 WALLED LAKE CONS SCH DIST

Class Code : 402 Residential - Vacant

Property Description

T3N, R8E, SEC 26 CEDAR CREST SUB NO 4 LOTS 645 TO 650 INCL 4-5-91 FR 005, 014 & 015

Split/Combination Information

Added Status : Added Parcel

Added Date : 04/22/1991 Added From : FR 005, 014 & 015

Most Recent Sale Since 1994

Date : 08/25/2022

Amount : \$51,000 Liber : 58126:588

Grantor : JOHN GRAHAM INC Grantee : TKACHUK, ORYSIA

Next Most Recent Sale

Date : 07/21/2022

Amount : \$20,000 Liber : 58032:373

Grantor : J T GENTRY INC Grantee : JOHN GRAHAM INC

9731 PORTAGE TRL WHITE LAKE MI 48386-2771

beds / full baths / half baths / sq ft



Residential Property Profile

12-26-177-017

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.

Tax Information					
Taxable Value	: \$17,970	State Equalized Value	: \$17,970		
Current Assessed Value	: \$17,970	Capped Value	: \$18,550		
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%		
2023 Taxes		2024 Taxes			
Summer	: \$376.57	Summer	: \$350.05		
Winter	: \$451.47	Winter	: \$250.30		
Village		Village			
Lot Information					
Description	: LEVEL	Area	: 0.516 ACRES		