

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: 8A

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 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.

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION

RECEIVED

NOV 03 2025

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

BUILDING DEPARTMENT

APPLICANT'S NAME: Orysia Tkachuk PHONE: 3136552189

ADDRESS: 3320 Fox Blvd, Commerce Twp, MI 48382

APPLICANT'S EMAIL ADDRESS: LESACHOK @ gmail.com

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

9731 Postage Trl
ADDRESS OF AFFECTED PROPERTY: White Lake, MI 48386 PARCEL # 12-26-177-017

CURRENT ZONING: R1-D PARCEL SIZE: 0.51

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: _____

VALUE OF IMPROVEMENT: \$ _____ SEV OF EXISTING STRUCTURE: \$ _____

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

APPLICATION FEE: \$440 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE: [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:
 - a. **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.
 - b. **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.
 - c. **Certified Survey – one copy**
 - d. **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.
3. 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 application.
4. All proposed additions must be staked and flagged.
5. The attached application must be completely filled out and all documents, plans, other necessary information, and the application fee, 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.
6. 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 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.
7. 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.
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.

1. THIS PROJECT IS TO BE CONSTRUCTED IN COMPLIANCE WITH PART 81 OF ACT 451 OF 1964, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE OAKLAND COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.

2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY PUBLIC OFFICE.

3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM THE SITE AND NOT ALLOWING TO COLLECT ON THE SITE.

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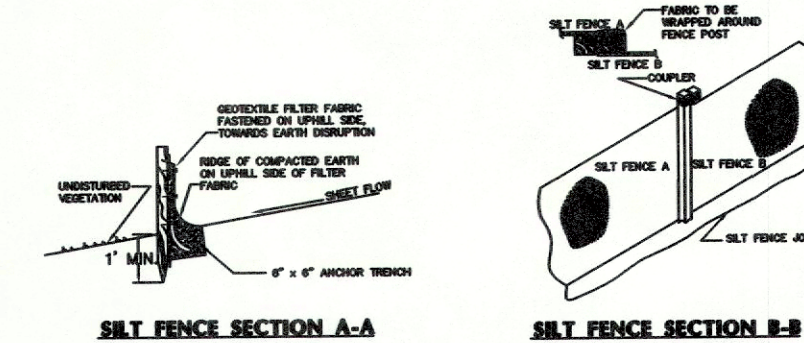
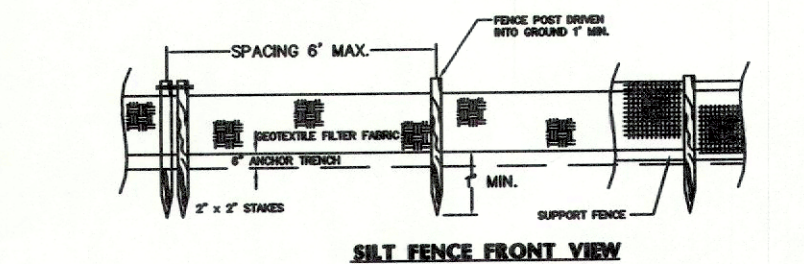
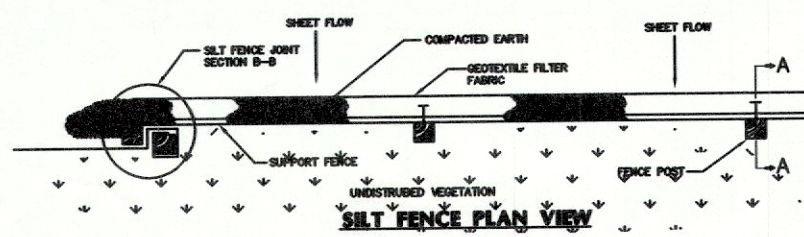
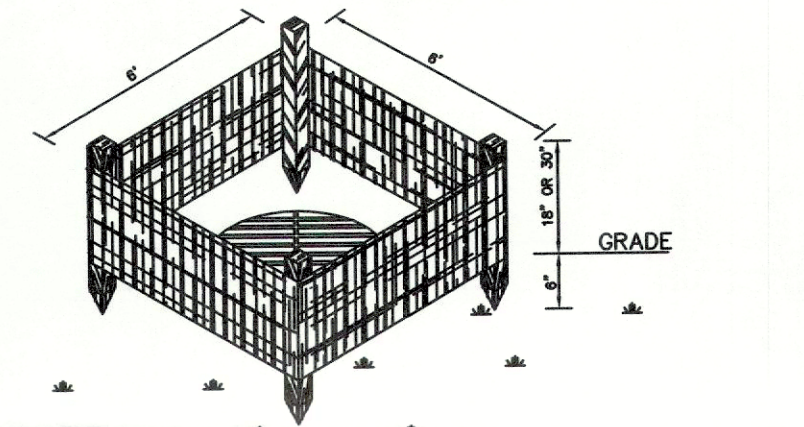
SITE INFORMATION	
AREA:	0.51 ACRES (22,162.77 SQFT)
ZONING:	R1-D (SINGLE FAMILY RESIDENTIAL)
LOT COVERAGE:	MAXIMUM: 20.00% (4,432.55 SQFT) EXISTING: 1.83% (405.23 SQFT) PROPOSED: 6.84% (1,516.55 SQFT)
FRONT SETBACK:	30' MINIMUM
REAR SETBACK:	30' MINIMUM
SIDE SETBACKS:	10' MINIMUM (ONE SIDE) 20' MINIMUM (TOTAL BOTH SIDES)

I UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

OWNER'S SIGNATURE _____ DATE _____

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 PERIMETER OF SITE.
3. INSTALL UTILITIES AND EXCAVATE BASEMENT. STOCKPILE DIRT AWAY FROM DRAINAGE AREAS.
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 DISTURBED 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 DAILY.
10. ALL EROSION CONTROL SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP



NOT FOR CONSTRUCTION UNLESS APPROVED BY MUNICIPALITY

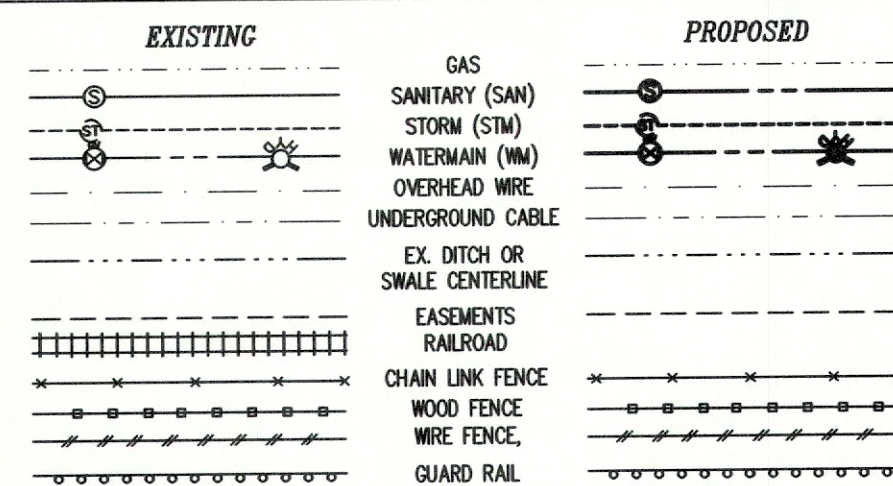
HOUSE DIMENSIONS TO BE VERIFIED BY OWNER AND/OR BUILDER BEFORE CONSTRUCTION.

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 OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER AND/OR ENGINEER

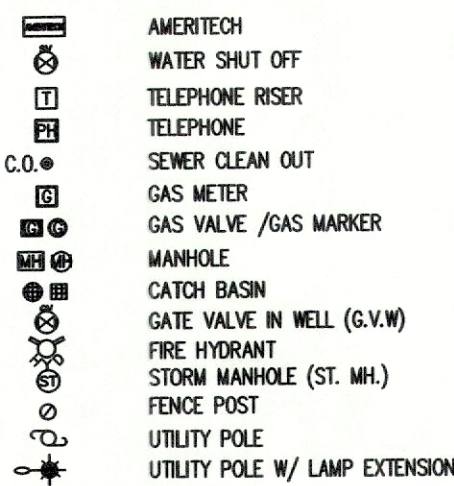
NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

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

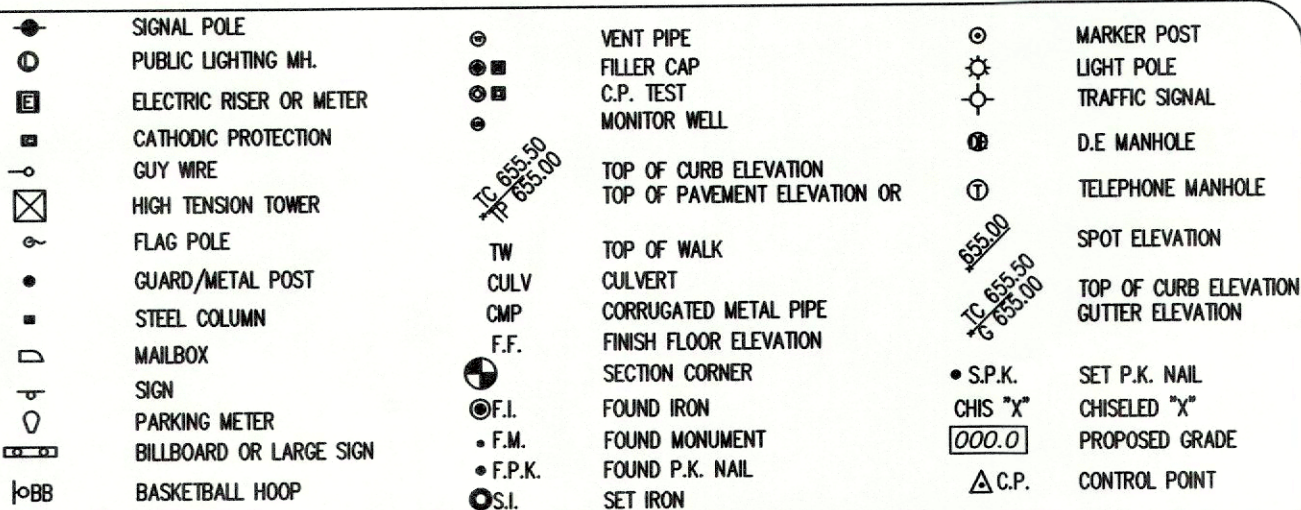
NOTE: SILT FENCE LOCATION, INSTALLATION DETAILS AND TIMING SEQUENCE OF RE-ESTABLISHMENT OF PERMANENT VEGETATION REQUIRED PRIOR TO FINAL BUILDING INSPECTION



LEGEND



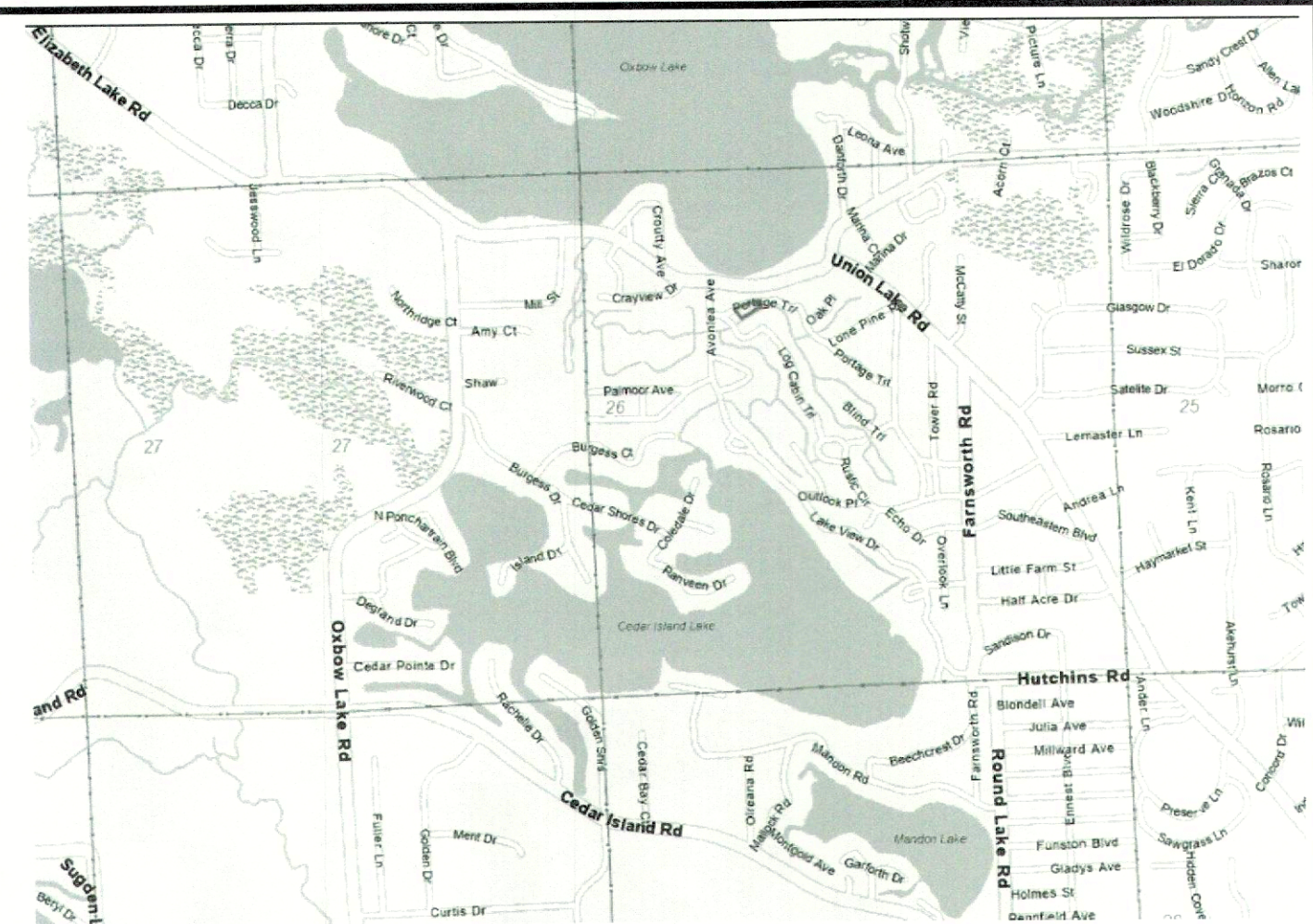
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A SOIL EROSION CONTROL MEASURES												
B EXISTING HOUSE DEMO												
C HOUSE CONSTRUCTION												
D DRIVEWAY & SIDEWALK CONSTRUCTION												
E FINAL GRADING												



PLOT PLAN

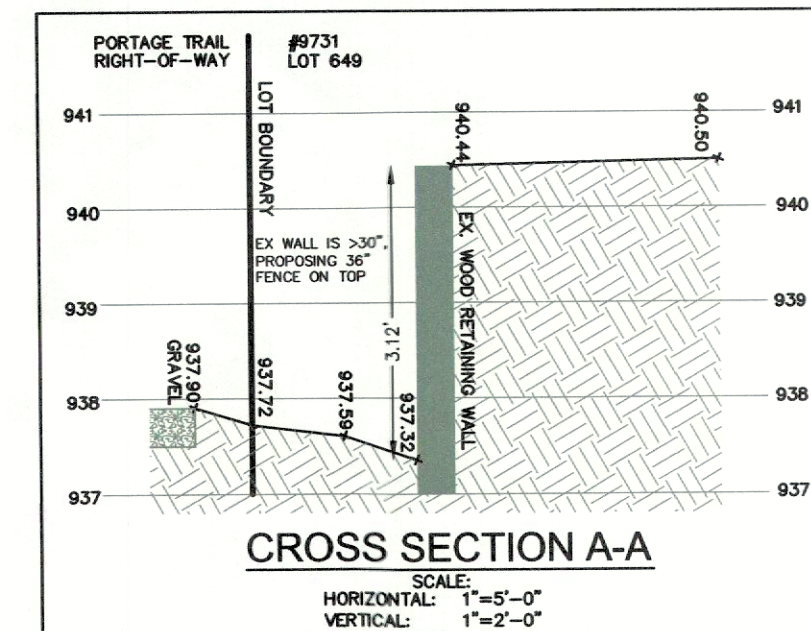
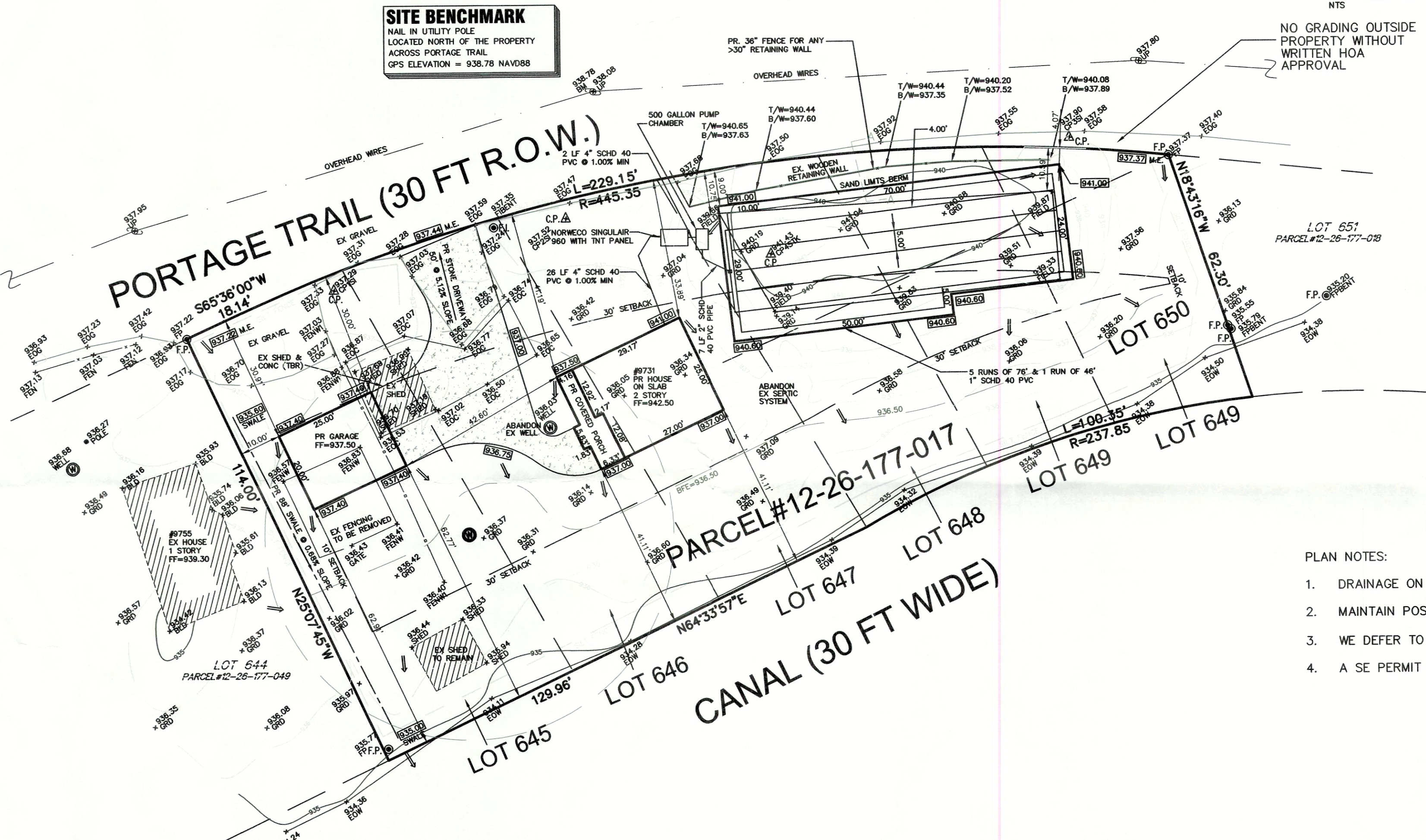
9731 PORTAGE TRAIL

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



LOCATION MAP

NTS



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

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

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

PLAN NOTES:

1. DRAINAGE ON THIS PROPERTY CANNOT AFFECT ADJACENT PROPERTIES
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

LEGAL DESCRIPTION OF RECORD

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, 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 OF RECORD

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

BENCHMARK

NAIL IN UTILITY POLE
LOCATED NORTH OF THE PROPERTY
ACROSS PORTAGE TRAIL
GPS ELEVATION = 938.78 NAVD88

LAND
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

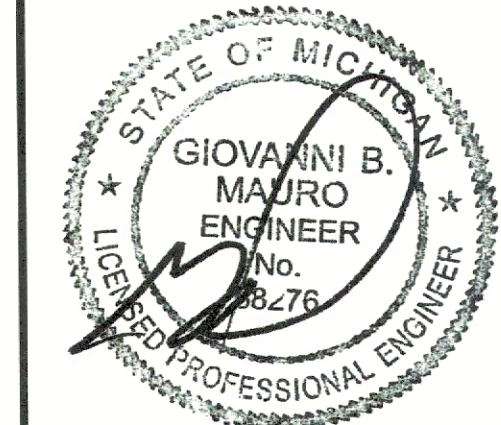
PROJECT

9731 Portage Trl
White Lake, Michigan

CLIENT

Orysia Tkachuk
9731 Portage Trl
White Lake, Michigan
224-833-7550

SEAL



SHEET

BOUNDARY/
TOPOGRAPHICAL
SURVEY,
PLOT PLAN

PROJECT LOCATION

PARCEL #12-26-177-017



REVISIONS

Date	Description
11/04/2025	NEW SEPTIC FIELD

Designed by: Drawn by:

A.M.B.

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

Scale:
1" = 20'-0"

Job No.: Sheet:
24184

1. THIS PLAN IS TO BE CONSTRUCTED IN COMPLIANCE WITH PART 31 OF ACT 451 OF 1994, AS AMENDED, THE SOIL EROSION AND SEDIMENTATION CONTROL ACT AND THE OAKLAND COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE. THE OAKLAND COUNTY PUBLIC OFFICE OF SOIL EROSION AND SEDIMENTATION CONTROL SHALL REVIEW THIS PLAN FOR COMPLIANCE WITH THE STANDARDS ON THE SITE AND NOT ALLOWED TO COLLECT OR ANY OTHER PURPOSES. THE OAKLAND COUNTY PUBLIC OFFICE OF SOIL EROSION AND SEDIMENTATION CONTROL SHALL REVIEW THIS PLAN FOR COMPLIANCE WITH THE STANDARDS ON THE SITE AND NOT ALLOWED TO COLLECT OR ANY OTHER PURPOSES. THE OAKLAND COUNTY PUBLIC OFFICE OF SOIL EROSION AND SEDIMENTATION CONTROL SHALL REVIEW THIS PLAN FOR COMPLIANCE WITH THE STANDARDS ON THE SITE AND NOT ALLOWED TO COLLECT OR ANY OTHER PURPOSES.

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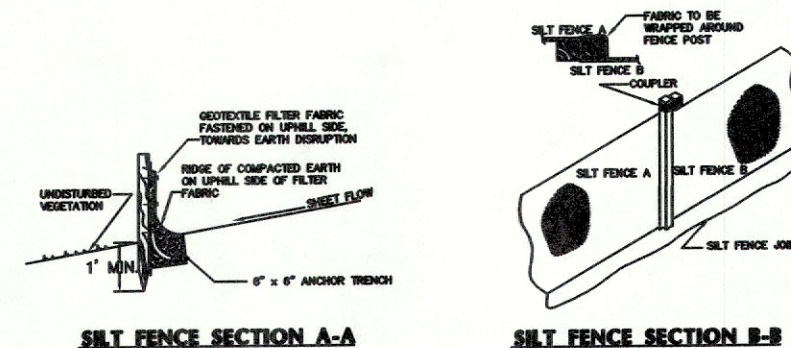
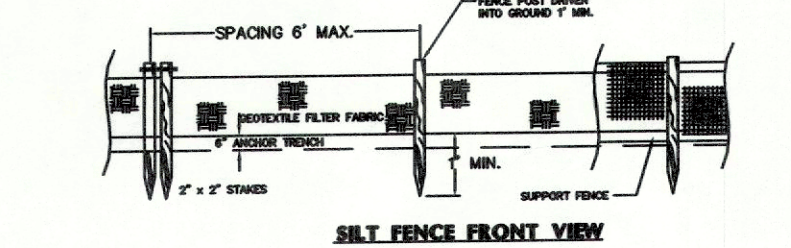
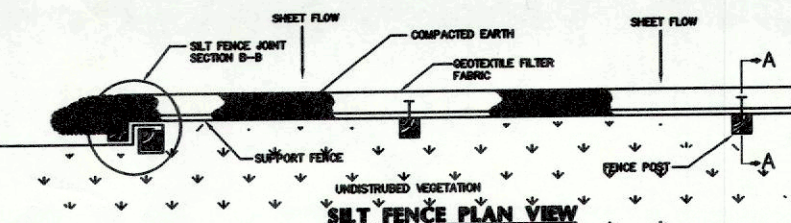
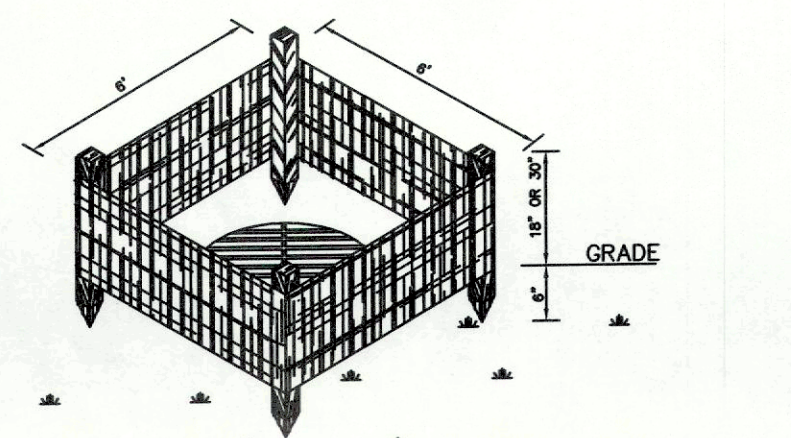
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I UNDERSTAND MY RESPONSIBILITY OUTLINED UNDER THESE GUIDELINES

LANDOWNER'S SIGNATURE _____ DATE _____

EROSION CONTROL MEASURES & SEQUENCE OF CONSTRUCTION

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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 of permanent vegetation prior to final building inspection

EXISTING	PROPOSED

LEGEND

	AMERITECH
	WATER SHUT OFF
	TELEPHONE RISER
	SEWER CLEAN OUT
	GAS METER
	GAS VALVE / GAS MARKER
	MANHOLE
	CATCH BASIN
	GATE VALVE IN WELL (G.V.W.)
	FIRE HYDRANT
	STORM MANHOLE (STM.H.)
	FENCE POST
	UTILITY POLE
	UTILITY POLE W/ LAMP EXTENSION

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A SOIL EROSION CONTROL MEASURES												
B EXISTING HOUSE DEMO												
C HOUSE CONSTRUCTION												
D DRIVEWAY & SIDEWALK CONSTRUCTION												
E FINAL GRADING												

	SIGNAL POLE
	PUBLIC LIGHTING M.H.
	ELECTRIC RISER OR METER
	CATHODIC PROTECTION
	GUY WIRE
	HIGH TENSION TOWER
	FLAG POLE
	GUARD/METAL POST
	STEEL COLUMN
	MAILBOX
	SIGN
	FOUND MONUMENT
	FOUND P.K. NAIL
	SET IRON
	VENT PIPE
	FILTER CAP
	C.P. TEST
	MONITOR WELL
	TOP OF CURB ELEVATION
	TOP OF PAVEMENT ELEVATION OR
	TOP OF WALK
	CULVERT
	CORRUGATED METAL PIPE
	FINISH FLOOR ELEVATION
	SECTION CORNER
	FOUND IRON
	FOUND MONUMENT
	FOUND P.K. NAIL
	SET IRON
	MARKER POST
	LIGHT POLE
	TRAFFIC SIGNAL
	D.E. MANHOLE
	TELEPHONE MANHOLE
	SPOT ELEVATION
	TOP OF CURB ELEVATION
	TOP OF PAVEMENT ELEVATION
	S.P.K.
	CHS 'X'
	F.M.
	P.P.K.
	C.P.
	CONTROL POINT

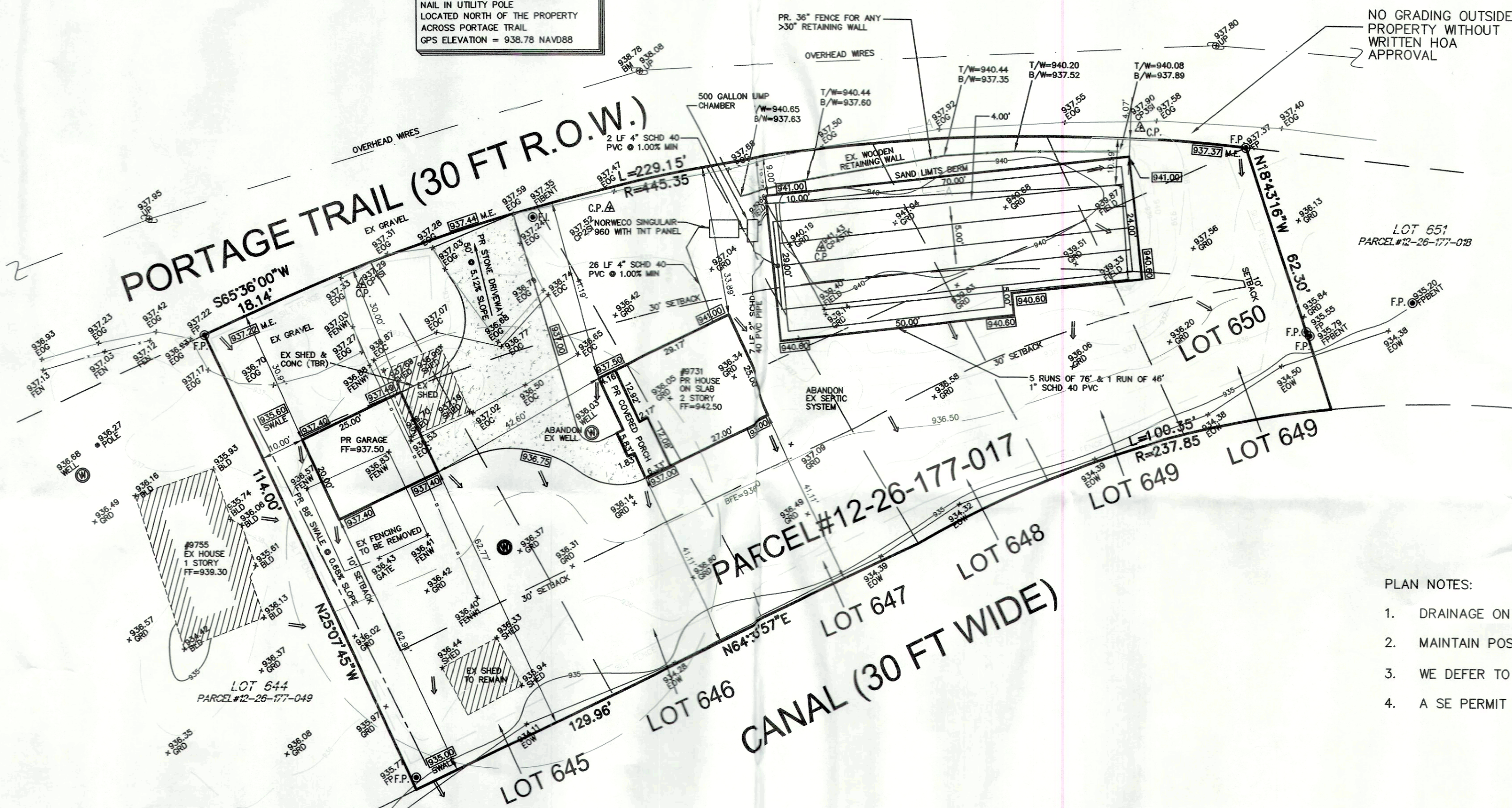
PLOT PLAN

9731 PORTAGE TRAIL

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

SITE BENCHMARK

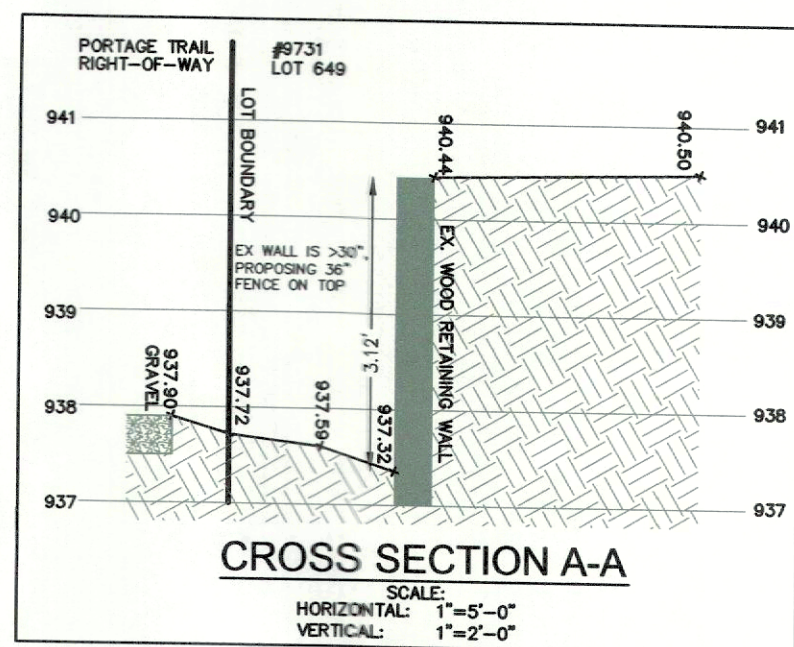
NAIL IN UTILITY POLE
LOCATED NORTH OF THE PROPERTY
ACROSS PORTAGE TRAIL
GPS ELEVATION = 938.78 NAVD88



LOCATION MAP

NTS

NO GRADING OUTSIDE
PROPERTY WITHOUT
WRITTEN HOA
APPROVAL



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

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

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

PLAN NOTES:

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

LEGAL DESCRIPTION OF RECORD

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

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

BENCHMARK

NAIL IN UTILITY POLE
LOCATED NORTH OF THE PROPERTY
ACROSS PORTAGE TRAIL
GPS ELEVATION = 938.78 NAVD88

LAND
DEVELOPMENT
SERVICES
of Michigan L.L.C.

Civil, Construction Management
& Surveying Services

Land Development Services
of Michigan L.L.C.
57200 Silver Maple
Washington, MI 48094
P: 586.854.7310
E: David@LDSofMichigan.com

PROJECT

9731 Portage Trl
White Lake, Michigan

CLIENT

Orysia Tkachuk
9731 Portage Trl
White Lake, Michigan
224-833-7550

SEAL



SHEET

BOUNDARY/
TOPOGRAPHICAL
SURVEY,
PLOT PLAN

PROJECT LOCATION

PARCEL #12-26-177-017

811

Know what's below
Call before you dig.

REVISIONS

Date	Description
11/04/2025	NEW SEPTIC FIELD

Designed by: _____

Drawn by: _____

A.M.B.

Approved by: _____

Date: _____

D.S.W.

06-28-2024

Scale: _____

1" = 20'-0"

Job No.: _____

Sheet: _____

24184

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

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**

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 : 26E
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
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