

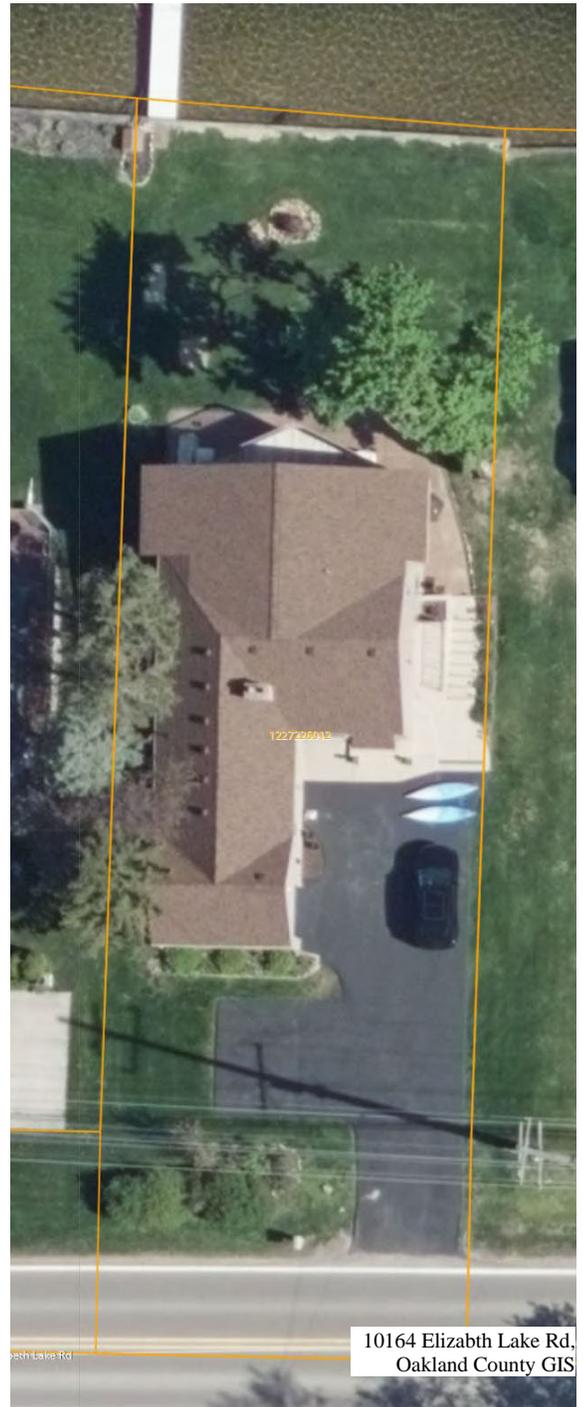
**TO:** Zoning Board of Appeals  
**FROM:** David J. Waligora, AICP, Senior Planner  
**DATE:** January 15, 2025  
**RE:** 10164 Elizabeth Lake Rd Variance Request to Permit a Home Remodel

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**Agenda item:** 7A  
**Appeal Date:** January 22, 2026  
**Applicant:** Alfa Construction Guys, LLC  
23460 Industrial Park Dr.  
Farmington, MI 48335  
**Owners:** Sandro & Beatriz Siminovich  
4998 Parkgate Dr  
Commerce Township, MI 48382  
**Address:** 10164 Elizabeth Lake Road  
White Lake, MI 48386  
**Parcel #:** 12-27-226-012  
**Location:** North side of Elizabeth Lake Road  
between Oxbow Lake Rd and Mill Road  
**Zoning:** R1-C, Single Family Residential

#### Attachments

1. Variance application dated November 25, 2025.
2. Survey showing existing property, dated 1/5/26
3. Letter of denial from the Building Official dated November 19, 2025.
4. Copy of Deed verifying ownership
5. Building elevations and a floor plan.
6. Pertinent Zoning Ordinance pages



**Property Description**

The 0.231 acre or 10,062.36 ft<sup>2</sup> (55' x ±183') unplatted parcel, 12-27-226-012, is located on the north side of Elizabeth Lake Rd between Oxbow Lake Rd and Mill Rd. The property is zoned R1-C (Single-Family Residential). The home is surrounded by R1-C single family homes to the east, west, and south. To the north of the property is Oxbow Lake.



**Applicant’s Proposal**

The applicant proposes to remodel the existing home from a one-story, 2,084 ft<sup>2</sup> residence (3 bedrooms, 2 bathrooms, and a 1.5-stall garage) into a two-story home with 5 bedrooms, 5.5 bathrooms, and a 3.25-stall garage, equaling 3,784 ft<sup>2</sup>.

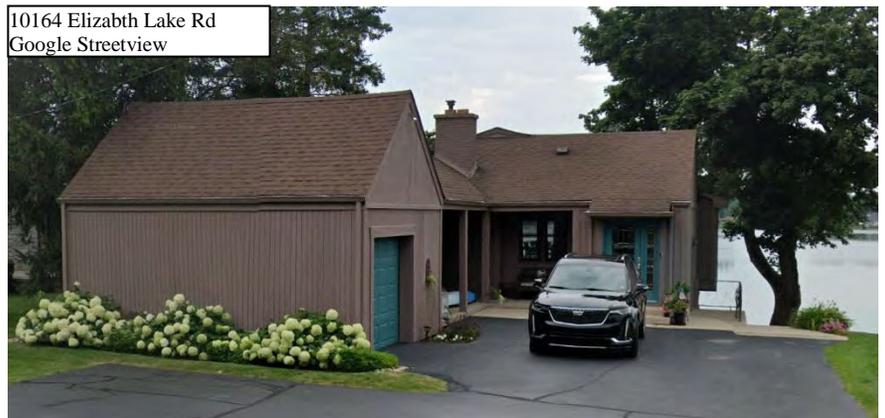
**Existing Condition Dimensional Review**

The property is currently occupied by a ranch style, single-family home, constructed in 1950, and includes an attached 1.5 stall garage. It is served by a private well and municipal sewer. Below is a comparison chart with the minimum R1-C standards, Section 3.1.5.E, listed next to the existing conditions of the property.

	Min Required	Current	Nonconforming Deficiency
Lot Area	16,000 ft <sup>2</sup>	10,062.36 ft <sup>2</sup>	-5,937.64 ft <sup>2</sup>
Lot Width	100 ft	55 ft	-45 ft
Lot Length	160 ft	183 ft	-
Lot Coverage	30%	16.8%	-
Front Yard Setback	35 ft	25.96 ft	-9.04 ft
Side Yard Setback	10 ft	5.41ft & 8.87ft	4.59ft & 1.13 ft,
Rear Yard Setback	35 ft	54.55 ft	-
Building Height	30 ft	15.58 ft	-

After reviewing the existing conditions, a legal nonconforming deficiency exists in both lot area and lot width. Because of this, staff finds that the subject property is considered a “**Substandard Lot**”, per Section 5.4 of the Zoning Ordinance.

*Any lot which was of record at the time of the adoption of this Ordinance, that does not meet the requirements of Article 6 for lot area and width, may be utilized for single-family residences in zones permitting this use, provided that the setback and open space provisions of the Ordinance are met. (Also see Article 7.27 regarding non-conforming lots).*



### Proposed Dimensional Review

The applicant wishes to construct an addition comprised of the addition of a second story and expansion of the building footprint into the rear yard composed and an enlarged garage footprint into the front yard setback of the property. Once complete, the total proposed home would offer around 3,784 ft<sup>2</sup> of living space.



The proposed design requires 4 variances. The first 3 are (dimensional) setback variances (Section 3.1.6) and the 4<sup>th</sup> is a nondimensional variance from Section 7.23-Nonconforming Structures. The proposed design increases only the front yard setback by 4.92 feet.

Specifically, the proposed design increases side yard nonconformity by 3 inches on the westside, where the distance between the two existing structures is presently only by about 16 ft. Further, the request proposes the garage will be closer to the Elizabeth Lake Road ROW, a 2-lane paved road with gravel shoulders.

	Min Required	Current	Proposed	Difference	Necessary Variance
Lot Coverage	30%	14.37%	16.91%	+2.54%	-
Front Yard Setback	35 ft	25.96 ft	20.04 ft	-5 ft	14.96 ft, nonconforming increase of 4.92 ft
West Side Yard Setback	10 ft	8.87 ft	8.87 ft	0 ft	1.13 ft, proposed setback is equal to existing setback
East Side Yard Setback	10 ft	5.41 ft	7.3ft	+1.89 ft	2.7 ft, proposed setback is greater than existing setback
Rear Yard Setback	35 ft	54.55 ft	43.22 ft	-11.33 ft	-
Building Height	30 ft	15.58 ft	24.08 ft	+8.5 ft	-

## Conclusion

Staff finds that the subject property is a legally established substandard lot containing a lawful nonconforming structure, that does not meet current front and side yard setback requirements.

The proposed addition would increase the front yard nonconformity, encroaching 5 ft further into the existing 35 ft required setback distance. Staff notes on contrast; the proposed addition does reduce the amount of side yard nonconformity (west side) by 1.89 ft. Staff notes that this side of the home is closest to a neighboring residential structure.

The applicant has provided one narrative response to encompass all four variance requests which I have included in your packet. The ZBA should analyze their arguments to determine if the request can meet the standards of approval.

## Section 7.37 – Standards (of Review)

*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".*

- 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.*

*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 Options:**

*Though the example below has all variances included in one motion, they can be broken up into separate motions at the discretion of the ZBA members.*

**Approval:** I move to approve the 4variances requested by Alfa Construction Guys, LLC, for parcel number 12-27-226-012, identified as 10164 Elizabeth Lake Road, for the purpose of remodeling the existing structure. Specifically approving 3 variances from Section 3.1.6 and 1 from Section 7.23, to allow a 20.04-ft front yard setback where the ordinance requires a minimum of 35 ft; a 7.3 ft west side yard setback where the ordinance requires a minimum of 10 ft; a side yard setback of 8.87 ft where the ordinance requires a minimum of 10 ft; and the ability to increase the nonconforming setback.

1. The applicant has shown their ability to meet the standards of Section 7.37 A – E for each of the variance requests.
2. The Applicant shall obtain all necessary permits from the White Lake Township Building Division.
3. 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.
4. A foundation certificate shall be required prior to vertical construction.
5. An as-built survey shall be required to verify the approved setbacks.
6. 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 Alfa Construction Guys, LLC for Parcel Number 12-27-226-012, 10164 Elizabeth Lake Road, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Alfa Construction Guys, LLC, *to a date certain or other triggering mechanism*, for parcel number 12-27-226-012, 10164 Elizabeth Lake Road, to consider comments stated during this public hearing.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Alfa Construction Guys, LLC PHONE: [REDACTED]  
ADDRESS: 23460 Industrial Park Dr. Farmington Hills, VT 05835  
EMAIL: [REDACTED]  
INTEREST IN PROPERTY:  PROPERTY OWNER  BUILDER  OTHER: \_\_\_\_\_

PROPERTY INFORMATION

ADDRESS: 10164 Elizabeth Lake Rd. ZONING: R1-D  
VALUE OF IMPROVEMENT: \$ 375,760.00 SEV OF EXISTING STRUCTURE: \$ 254,580.00

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

See attached Exhibit A - Variance Justification Letter.

APPLICATION FEE:  \$440  \$550

APPLICANT'S SIGNATURE: [Signature] DATE: 11/25/25

# 10164 Elizabeth Lake Rd, White Lake, MI 48386

Exhibit A – Variance Justification

Submitted by: Alfa Construction Guys, Authorized Agent for Property Owners

## 1. Unique Physical Circumstances of the Property

The subject property has an unusually narrow lot width of approximately 55 feet, which is significantly less than the required minimum 100-foot width for the R1-C zoning district. This narrower-than-standard lot width is a physical condition unique to this parcel and is not typical of conforming lots in the township.

Additionally, the existing home was constructed many years ago with legal nonconforming side yard setbacks of approximately 5.41 feet on the west side and 8.87 feet on the east side, for a combined total of 14.28 feet where 20 feet is required. These constraints severely limit the ability to improve or expand the home without requesting a variance.

These site characteristics are not typical, not self-created, and cannot be corrected by any reasonable means.

## 2. Practical Difficulty Preventing Reasonable Use

Due to the narrowness of the lot and the existing placement of the home, it is practically impossible to modernize, improve, or create functional living space that meets current building standards while also meeting today's side yard setback requirements.

Without a variance, the owners cannot:

- Add a second story safely and structurally over the existing footprint
- Improve the living space for their family's needs
- Upgrade the home to modern standards comparable to surrounding homes

The strict application of the ordinance would result in a loss of reasonable and feasible use of the property, creating a practical difficulty as defined by Michigan zoning law.

## 3. Variance Request is the Minimum Necessary

The proposed second-floor addition and rear first-floor expansion follow the existing footprint and do not extend closer to the property lines than the existing home.

The new construction will:

- Maintain a minimum of 7 feet from side yards (including roof overhangs, gutters, and architectural elements)
- Use the least amount of deviation necessary to allow safe, modern construction

This satisfies the requirement that a variance must be the minimum needed to achieve a reasonable use.

#### **4. Condition Is Not Self-Created**

The hardship results from:

- The original lot width established long before current zoning
- The existing home's historical placement
- Community zoning standards that have changed since the structure was originally built

The owners did not create the narrow lot, the home's placement, or the nonconforming setbacks. They are simply attempting to renovate and modernize an existing structure without expanding the footprint into new setback areas.

This satisfies the zoning requirement that the request cannot be self-created.

#### **5. No Negative Impact on Neighborhood or Public Welfare**

The proposed addition will:

- Maintain all required safety codes
- Improve the structural integrity of the home
- Enhance the visual appearance and property value
- Remain consistent in size and character with other homes in the neighborhood
- Not negatively impact neighboring properties' access to light, air, or privacy
- Not interfere with drainage, utilities, or emergency access

All improvements will be built in compliance with Michigan Residential Code and township review.

The variance will therefore not alter the essential character of the neighborhood, nor will it be detrimental to public welfare.

#### **6. Substantial Justice and Fair Use of Property**

Granting this variance provides substantial justice to the property owners by allowing them a fair and reasonable use of their property — consistent with what other similarly sized or updated homes enjoy in the township.

Strict enforcement, in this case, would:

- Prevent meaningful updates
- Restrict reasonable and typical residential improvements
- Penalize the owners for conditions they did not cause

Granting the variance supports the spirit and intent of the ordinance while avoiding unnecessary hardship.

**Approval is respectfully requested.**

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



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

## WHITE LAKE TOWNSHIP

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

November 19, 2025

Beatriz Siminovich  
10164 Elizabeth Lk Rd  
White Lake, MI 48386

Based on the submitted plans, the proposed 1<sup>st</sup> floor and 2<sup>nd</sup> floor additions do not satisfy the White Lake Township Clear Zoning Ordinance.

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance for R1-D requires:** Minimum side yard setback of 10 feet each side and 20 feet total of two sides, minimum front yard setback of 30 ft, and minimum lot width of 80 feet.

**Article 7.23(A) of the White Lake Township Clear Zoning Ordinance:** No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity.

**Article 5.3 of the White Lake Township Clear Zoning Ordinance states:** In no event will the projection be closer than five (5) feet to the lot line.

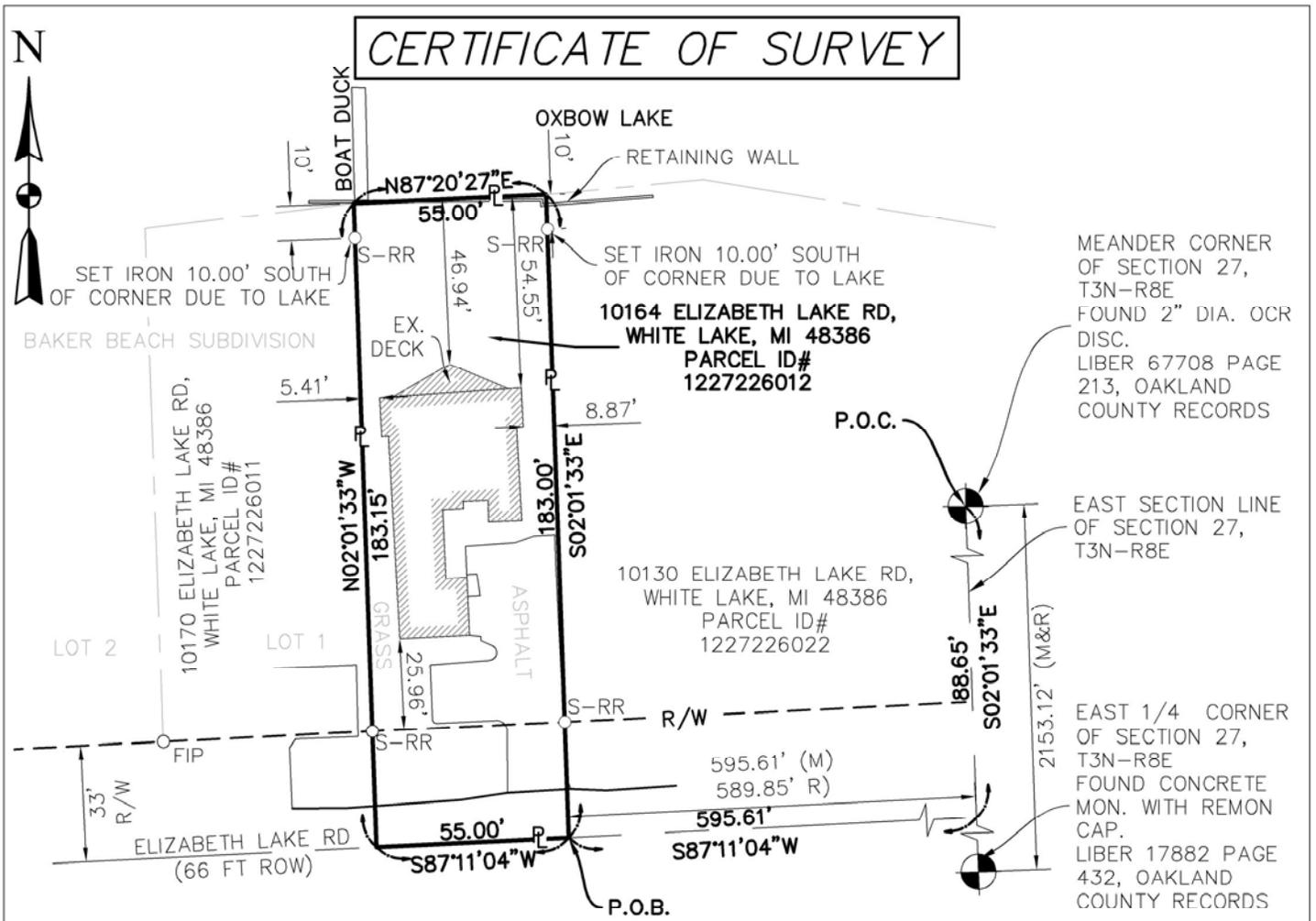
Based on the submitted plans, the existing structures and lot are non-conforming where the lot width is 55 ft. which contains a residential structure having an approximate 5.4 ft side yard setback on the west side and a 9.4 ft side yard setback on the east side for a total of 14.8 ft.

The proposed 2<sup>nd</sup> story addition would increase these non-conformities by adding living space and roof structures measuring approximately 7.2 ft from the west side yard lot line where a 10 ft side yard setback is required. The proposed 1<sup>st</sup> story addition in the rear would also expand the approximate 5.4 ft side yard setback. It should further be noted; no newly constructed portion including overhangs and gutters shall extend closer to 5 ft from any side yard lot line

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 January 22<sup>nd</sup> Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than December 22<sup>nd</sup> at 4:30 PM. ***Be advised, the ZBA will require a certified and dimensioned boundary and location survey showing existing and proposed conditions.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township



MEANDER CORNER OF SECTION 27, T3N-R8E FOUND 2" DIA. OCR DISC. LIBER 67708 PAGE 213, OAKLAND COUNTY RECORDS

EAST SECTION LINE OF SECTION 27, T3N-R8E

EAST 1/4 CORNER OF SECTION 27, T3N-R8E FOUND CONCRETE MON. WITH REMON CAP. LIBER 17882 PAGE 432, OAKLAND COUNTY RECORDS

ADDRESSES: 10164 ELIZABETH LAKE RD, WHITE LAKE, MI 48386  
 PARCEL ID: 1227226012

LEGAL DESCRIPTION: (PER WARRANTY DEED PROVIDED BY THE CLIENT)  
 THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE TOWNSHIP OF WHITE LAKE, COUNTY OF OAKLAND, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS:

TOWN 3 NORTH, RANGE 8 EAST, SECTION 27, PART OF THE NORTHEAST 1/4, BEGINNING AT A POINT IN CENTER OF ELIZABETH LAKE ROAD DISTANCE WEST 589.85 FEET FROM EAST SECTION LINE; THENCE NORTH 89 DEGREES 36 MINUTES 30 SECONDS WEST 55 FEET TO SOUTHEAST CORNER BAKER BEACH; THENCE NORTH 00 DEGREES 23 MINUTES 30 SECONDS EAST 183.15 FEET TO SHORE OF LAKE; THENCE EASTERLY ALONG SHORE 55 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 30 SECONDS WEST 183 FEET TO BEGINNING.

COMMONLY KNOWN AS: 10164 ELIZABETH LAKE ROAD, WHITE LAKE, MICHIGAN 48386

TAX PARCEL NUMBER(S): 12-27-226-012

LEGAL DESCRIPTION (AS SURVEYED):

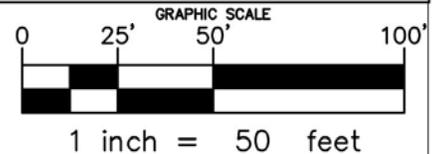
COMMENCING AT THE MEANDER CORNER OF SECTION 27, T3N-R8E, TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN; THENCE S02°01'33"E 88.65 FEET ALONG THE EAST LINE OF SECTION 27 TO A POINT AT THE CENTER OF ELIZABETH LAKE ROAD; THENCE S87°11'04"W 595.61 FEET TO THE POINT OF BEGINNING AT THE CENTER OF ELIZABETH LAKE ROAD; RUNNING THENCE S87°11'04"W 55.00 FEET ALONG THE CENTER OF ELIZABETH LAKE ROAD; THENCE N02°01'33"W 183.15 FEET TO SHORE OF OXBOW LAKE; THENCE N87°20'27"E 55.00 FEET ALONG THE SHORE; THENCE S02°01'33"E 183.00 FEET TO THE POINT OF BEGINNING AT THE CENTER OF ELIZABETH LAKE ROAD. BEING PART OF THE NORTHEAST 1/4 OF SECTION 27, T3N-R8E, TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN AND CONTAINING 0.23 ACRES OF LAND. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD. COMMONLY KNOWN AS 10164 ELIZABETH LAKE ROAD, WHITE LAKE, MICHIGAN 48386

\* This boundary survey was conducted without the benefit of a title policy. Therefore, no guarantee can be made that any or all easements or encumbrances are shown.\*

\* BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE, NAD83, INTERNATIONAL FEET.\*

**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- PLAT LINE
- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON ROD
- SET CUT CROSS
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- MEASURED
- RECORDED



MOHAMAD BAGHDADI  
 PS NO. 4001071343

**CERTIFICATION:**

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE BELOW DESCRIBED PARCEL(S) OF LAND; THAT THE ERROR OF CLOSURE IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING; AND THAT SAID SURVEY IS IN FULL COMPLIANCE WITH ACT 132, P.A. OF 1970 AS AMENDED.

835 MASON ST, DEARBORN, MI 48124 SUITE# C140  
 CONTACT NO- (313) 633-4941  
 E-MAIL : MBAGHDADI@ESAXIS.COM

Project: 10164 ELIZABETH LAKE RD  
 Client: MRS. BIA SIMINOVICH  
 County: OAKLAND Community: PONTIAC  
 Township: T03N Range: R08E Section: 27 State: MICHIGAN  
 Project Number: 2025\_0019  
 Checked by: MMB Drawn by: MMB Crew/Book:

Title: CERTIFICATE OF SURVEY  
 Date: 9/29/25 Rev 1: 11/5/26  
 Drawing Scale: 1"=50' Sheet Number: 01 OF 01

**WARRANTY DEED**

**The Grantor(s): Gary J. Pipkin and Karen G. Pipkin, Husband and Wife**

**whose address is 10164 Elizabeth Lake Road, White Lake, MI 48386**

**Convey and Warrant to: Sandro Siminovich and Beatriz Mermelstein Siminovich, Husband and Wife**

**whose address is 4998 Parkgate Drive, Commerce, MI 48382**

**the following described premises situated in the Township of White Lake, County of Oakland and State of Michigan,  
to-wit:**

**SEE ATTACHED EXHIBIT "A"**

**Commonly known as: 10164 Elizabeth Lake Road, White Lake, Michigan 48386**

**Tax parcel number(s): 12-27-226-012**

**For the sum of: Five Hundred Seventy Five Thousand Five Hundred and 00/100 Dollars (\$575,500.00)**

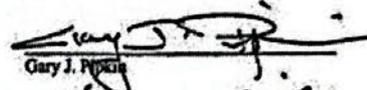
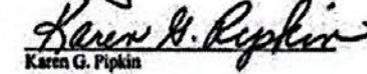
**Subject to: The existing building and use restrictions, easements, and zoning ordinances, if any**

**The grantor grants to the grantee the right to make \_\_\_\_\_ permissible division(s) under Section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.**

**Dated: July 22, 2025**

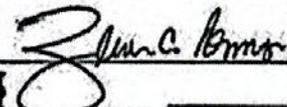
(Attached to and becoming a part of the Warranty Deed dated July 22, 2025, Capital Title Insurance Agency, Inc. File Number 664956-35 between Gary J. Pipkin and Karen G. Pipkin, Husband and Wife as Grantor(s) and Sandro Siminovich and Beatrix Mermelstein Siminovich as Grantee(s))

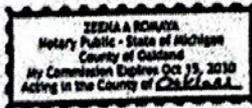
Seller(s):

  
\_\_\_\_\_  
Gary J. Pipkin  
  
\_\_\_\_\_  
Karen G. Pipkin

STATE OF MICHIGAN )  
COUNTY OF Oakland ) ss.

Acknowledged by Gary J. Pipkin and Karen G. Pipkin, before me on the 22nd day of July, 2025.

  
\_\_\_\_\_  
Notary Public  
County, Michigan  
Acting in \_\_\_\_\_ County  
My commission expires: \_\_\_\_\_



Drafted by: Gary J. Pipkin, 10164 Elizabeth Lake Road, White Lake, MI 48386

When recorded return to: Sandro Siminovich, 10164 Elizabeth Lake Road, White Lake, MI 48386

File Number: 664956-35

**EXHIBIT A - LEGAL DESCRIPTION**

The land referred to in this document is situated in the Township of White Lake, County of Oakland, State of Michigan and described as follows:

Town 3 North, Range 8 East, Section 27, Part of the Northeast 1/4, Beginning at a point in center of Elizabeth Lake Road distance West 589.85 feet from East section line; thence North 89 degrees 36 minutes 30 seconds West 55 feet to Southeast corner Baker Beach; thence North 00 degrees 23 minutes 30 seconds East 183.15 feet to shore of lake; thence Easterly along shore 55 feet; thence South 00 degrees 23 minutes 30 seconds West 183 feet to beginning.

Commonly known as: 10164 Elizabeth Lake Road, White Lake, Michigan 48386  
Tax parcel number(s): 12-27-226-012

11/25/2025

White Lake Township  
Community Development – Planning & Zoning Department  
7525 Highland Road  
White Lake, MI 48383

Subject: Owner Authorization for Zoning Board of Appeals Application  
Property Address: 10164 Elizabeth Lake Dr. White Lake, MI 48386  
Parcel ID: 12-27-226-012

Dear Planning & Zoning Staff,

We, the undersigned legal property owners, hereby authorize:

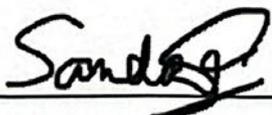
Authorized Representative: Jason Floarea  
Company: Alfa Construction Guys, LLC  
Address: 23460 Industrial Park Dr. Farmington Hills, MI 48335  
Phone: 248-230-8787  
Email: jason@alfaconstructionguys.com

to file a Zoning Board of Appeals (ZBA) variance application on our behalf for the property listed above. This authorization includes the ability to:

- Submit applications, drawings, plot plans, surveys, and supporting documents
- Communicate with township officials and departments
- Respond to administrative requests
- Attend and represent us at ZBA hearings
- Receive notices and correspondence related to the variance request

We confirm that we are the legal owners of the property and provide this authorization voluntarily.

Owner 1:  
Printed Name: Sandro Siminovich

Signature:  \_\_\_\_\_

Date: 11/25/25

Owner 2:  
Printed Name: Beatriz Mermelstein Siminovich

Signature:  \_\_\_\_\_

Date: 11/25/25

# OVERVIEW

## PROJECT DESCRIPTION:

PROPOSED SECOND STORY ADDITION FOR THE SINGLE FAMILY RESIDENCE LOCATED AT: 10164 ELIZABETH LAKE RD, WHITE LAKE, MI 48386. THE ADDITION INCLUDES EXPANDING THE BASEMENT AT THE FRONT OF THE HOME BY 76 FT<sup>2</sup> AND EXPANDING THE DECK OUT PER THE PROPOSED SITE PLAN.

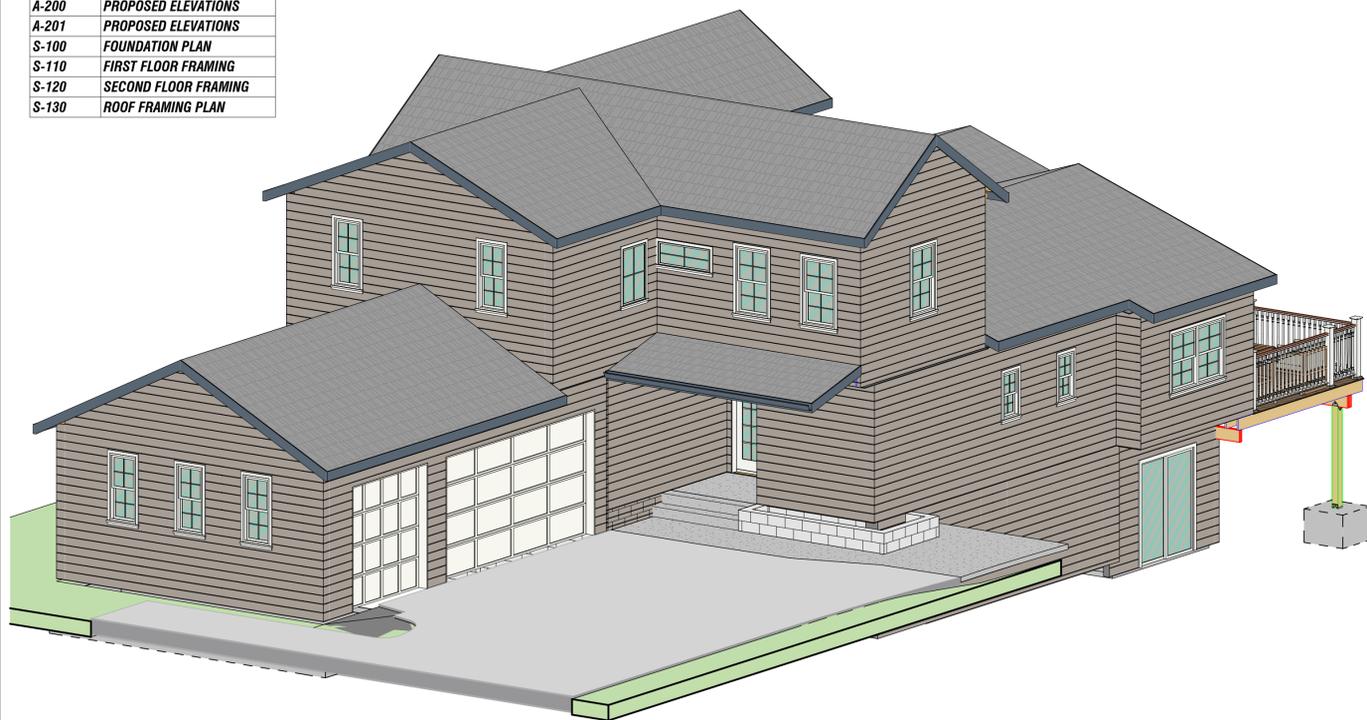
## APPLICABLE CODES:

2021 MICHIGAN REHABILITATION CODE	ASHRAE 90.1 - 2019
2021 MICHIGAN PLUMBING CODE (MPC)	NFPA 13
2021 MICHIGAN MECHANICAL CODE (MMC)	NFPA 72
2023 MICHIGAN ELECTRICAL CODE (NEC) W/ PART 8 STATE	2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL FIRE CODE (IFC)	
2021 MICHIGAN UNIFORM ENERGY CODE	

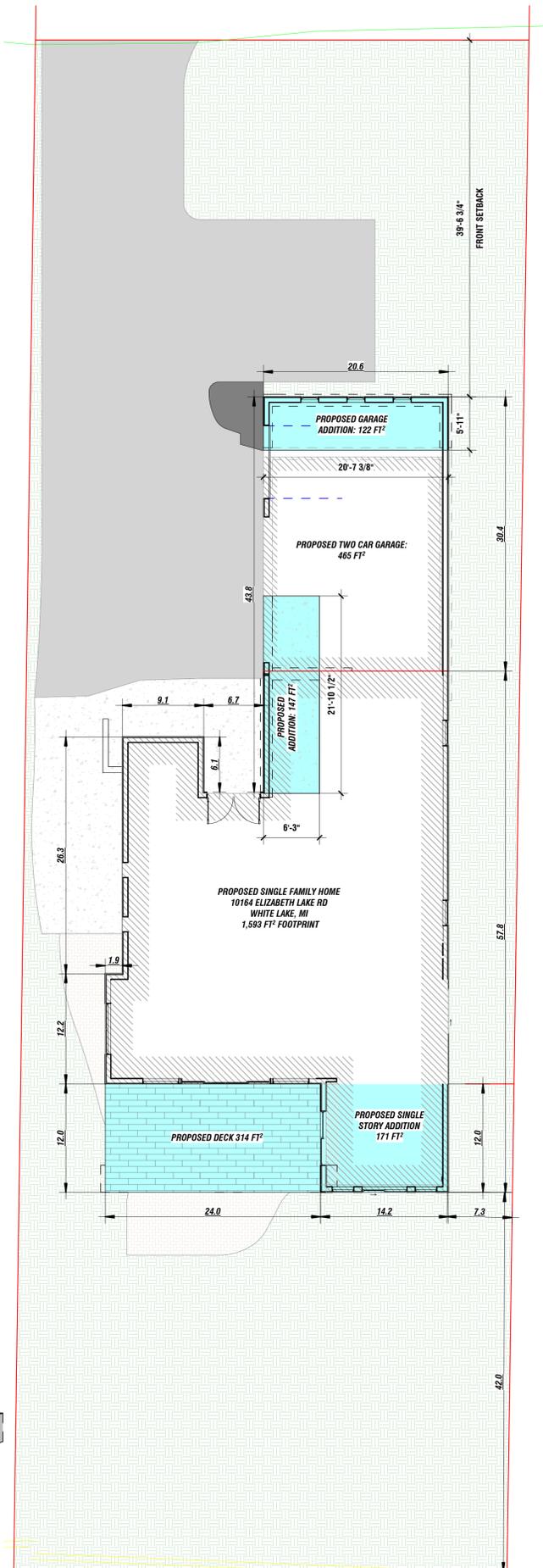
CHARACTERISTICS	EXISTING	PROPOSED
BUILDING AREA	STORY: AREA (FT <sup>2</sup> ): <b>BASEMENT: 1,195</b> <b>FIRST FLOOR: 1,446</b> <b>SECOND FLOOR: N/A</b> <b>TOTAL: 2,084 FT<sup>2</sup></b>	STORY: AREA (FT <sup>2</sup> ): <b>BASEMENT: 1,271 (+76)</b> <b>FIRST FLOOR: 1,702 (+256)</b> <b>SECOND FLOOR: 811 (+811)</b> <b>TOTAL: 3,784 FT<sup>2</sup> (+1,143)</b>
BUILDING HEIGHT	<b>15'-7" FROM FINISHED FLOOR TO RIDGE</b>	<b>24'-1" FROM FINISHED FLOOR TO RIDGE</b>
BEDROOMS	1 BEDROOM IN BASEMENT 2 BEDROOMS ON FIRST FLOOR  <b>3 TOTAL</b>	1 BEDROOM IN BASEMENT 1 BEDROOMS ON FIRST FLOOR 3 BEDROOMS ON SECOND FLOOR <b>5 TOTAL</b>
BATHROOMS	1 BATH IN BASEMENT 1 BATH ON FIRST FLOOR  <b>2 TOTAL</b>	1 BATH IN BASEMENT 1½ BATH ON FIRST FLOOR 3 BATH ON SECOND FLOOR <b>5.5 TOTAL</b>

## SHEET LIST

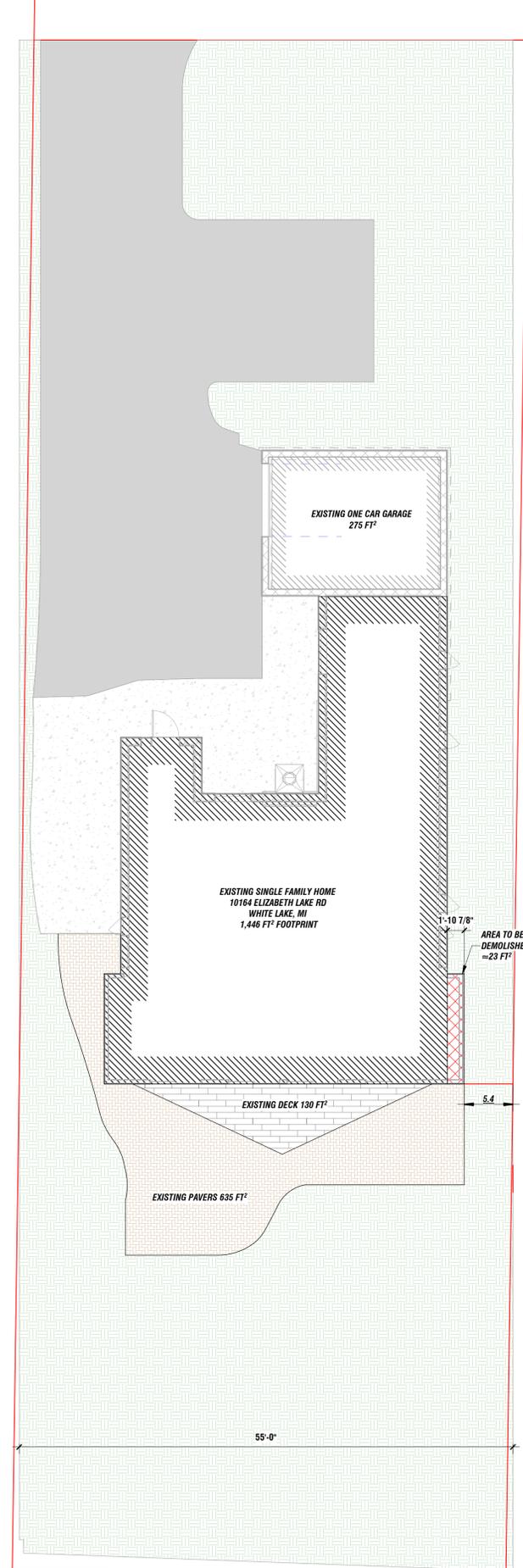
SHEET NO.	SHEET NAME
A-000	OVERVIEW
A-100	BASEMENT FLOOR PLAN
A-110	FIRST FLOOR PLAN
A-120	SECOND FLOOR PLAN
A-130	ROOF PLAN
A-200	PROPOSED ELEVATIONS
A-201	PROPOSED ELEVATIONS
S-100	FOUNDATION PLAN
S-110	FIRST FLOOR FRAMING
S-120	SECOND FLOOR FRAMING
S-130	ROOF FRAMING PLAN



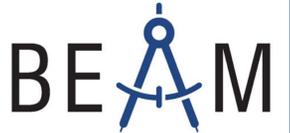
3 PROPOSED 3D VIEW  
A-000



2 PROPOSED SITE PLAN  
A-000 1/8" = 1'-0"



1 EXISTING SITE PLAN  
A-000 1/8" = 1'-0"



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ali@beamengineeringllc.com

## REVISIONS

REVISION	DATE
PERMITS	12.2.2025
REV 1	01.09.2026

## CUSTOMER DATA

BEATRIZ SIMINOVICH  
10164 ELIZABETH LAKE RD  
WHITE LAKE, MI 48396

## PROJECT NO:

25129

## DRAWN

A. BAZZI PE

## DATE

01/13/2026

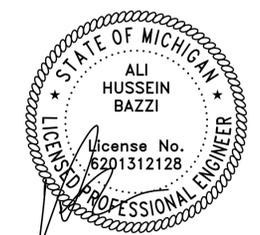
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AS INDICATED

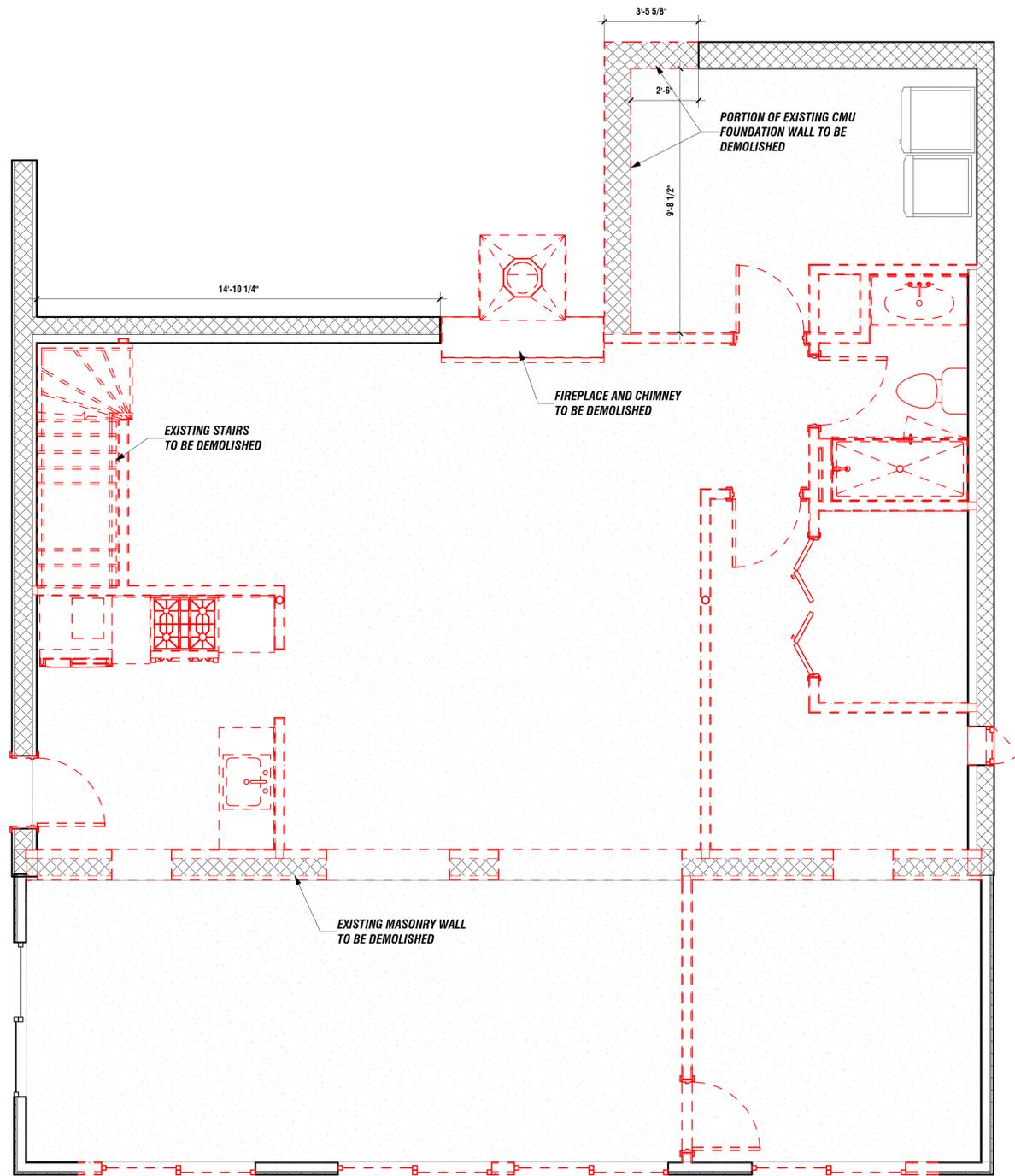
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**A-000**

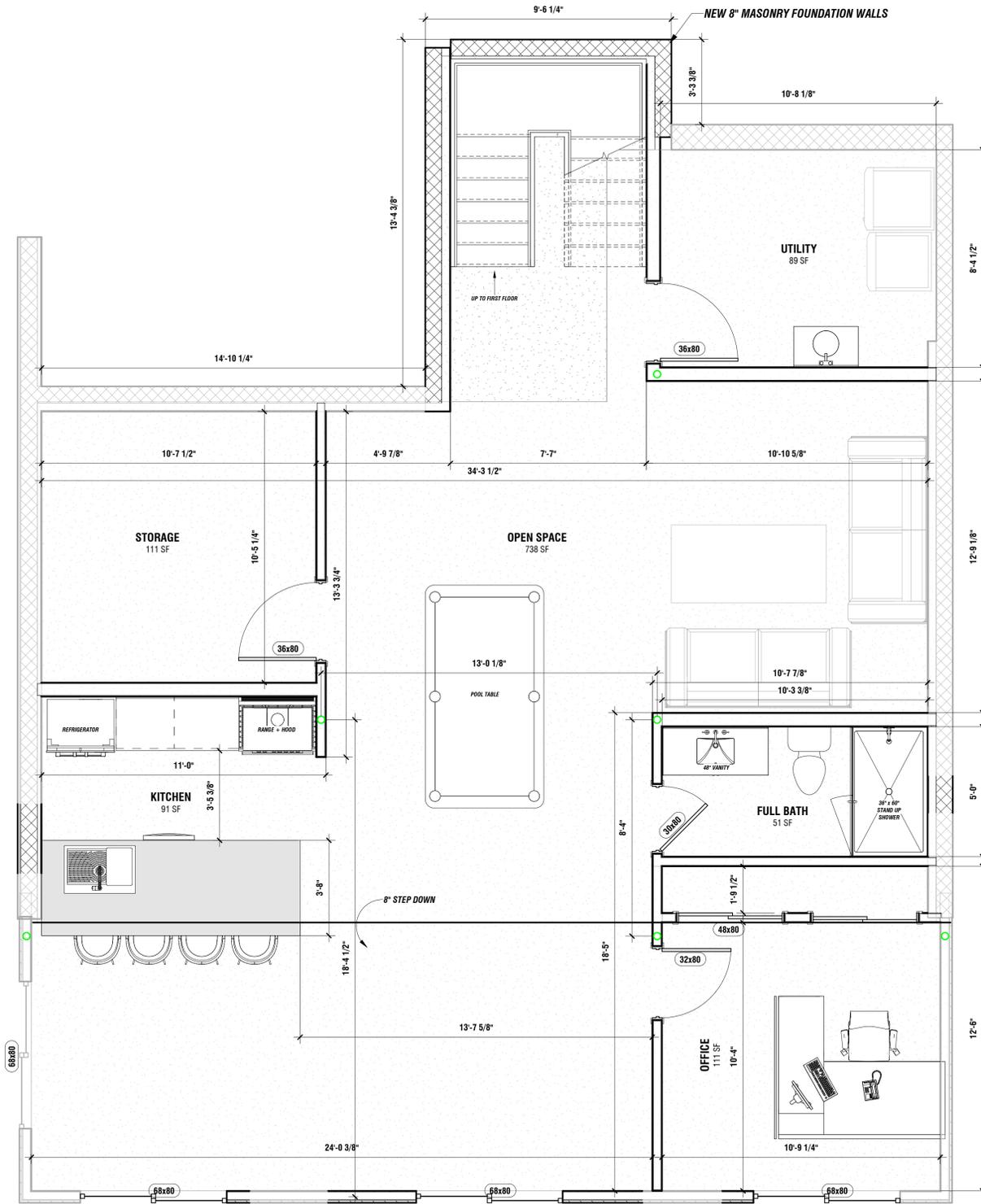
OVERVIEW



1/13/2026 7:29:17 PM



**1** EXISTING BASEMENT PLAN  
A-100  
3/8" = 1'-0"



**2** PROPOSED BASEMENT PLAN  
A-100  
3/8" = 1'-0"



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10164 ELIZABETH LAKE RD  
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**PROJECT NO.:**  
25129

**DRAWN**  
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**DATE**  
01/09/2026

**SCALE**  
AS INDICATED

**SHEET NO.**  
**A-100**  
BASEMENT FLOOR PLAN



1/13/2026 7:29:20 PM



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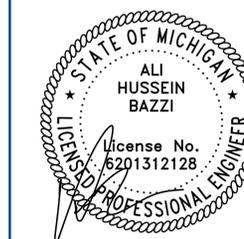
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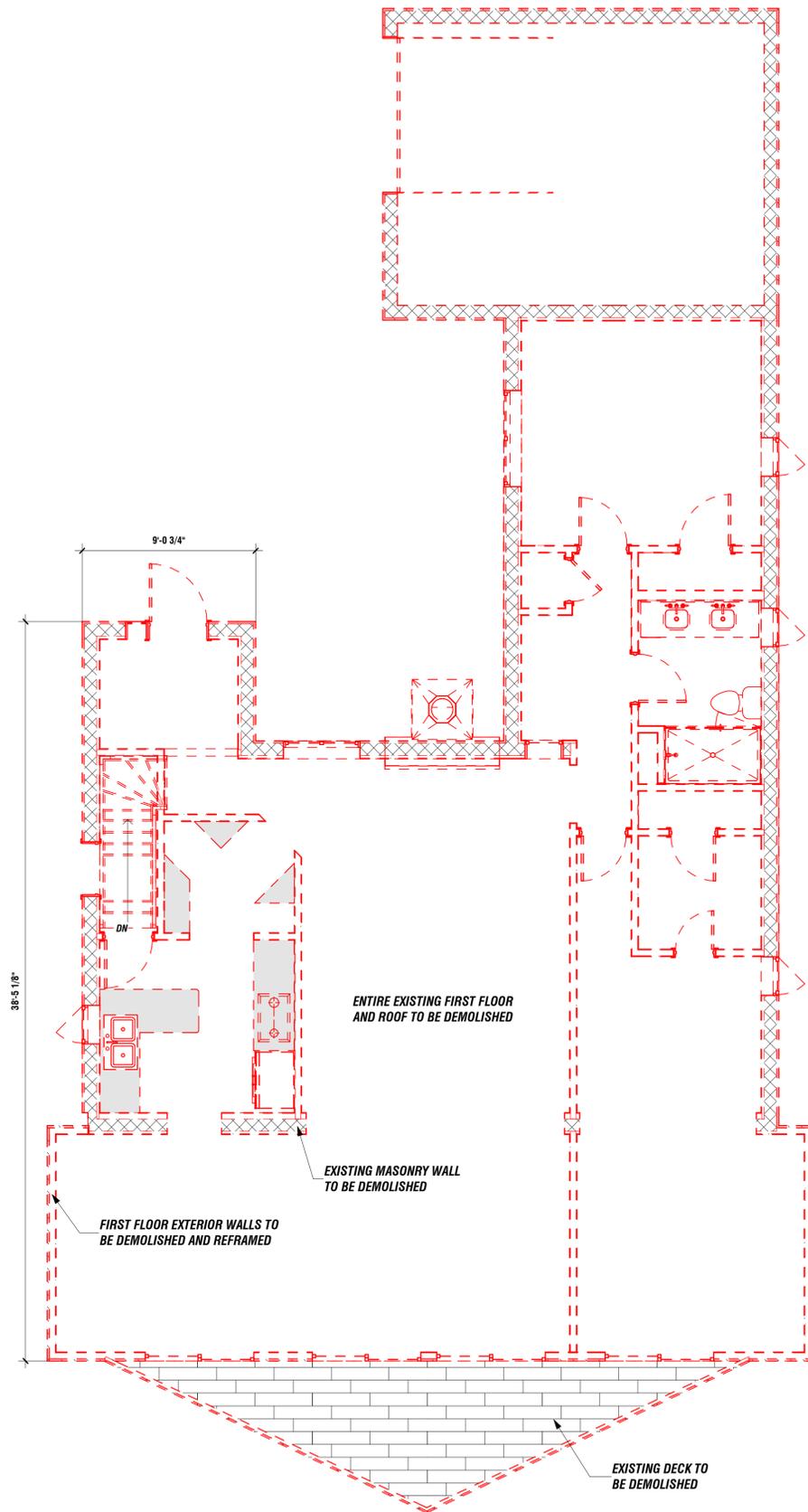
SHEET NO.

**A-110**

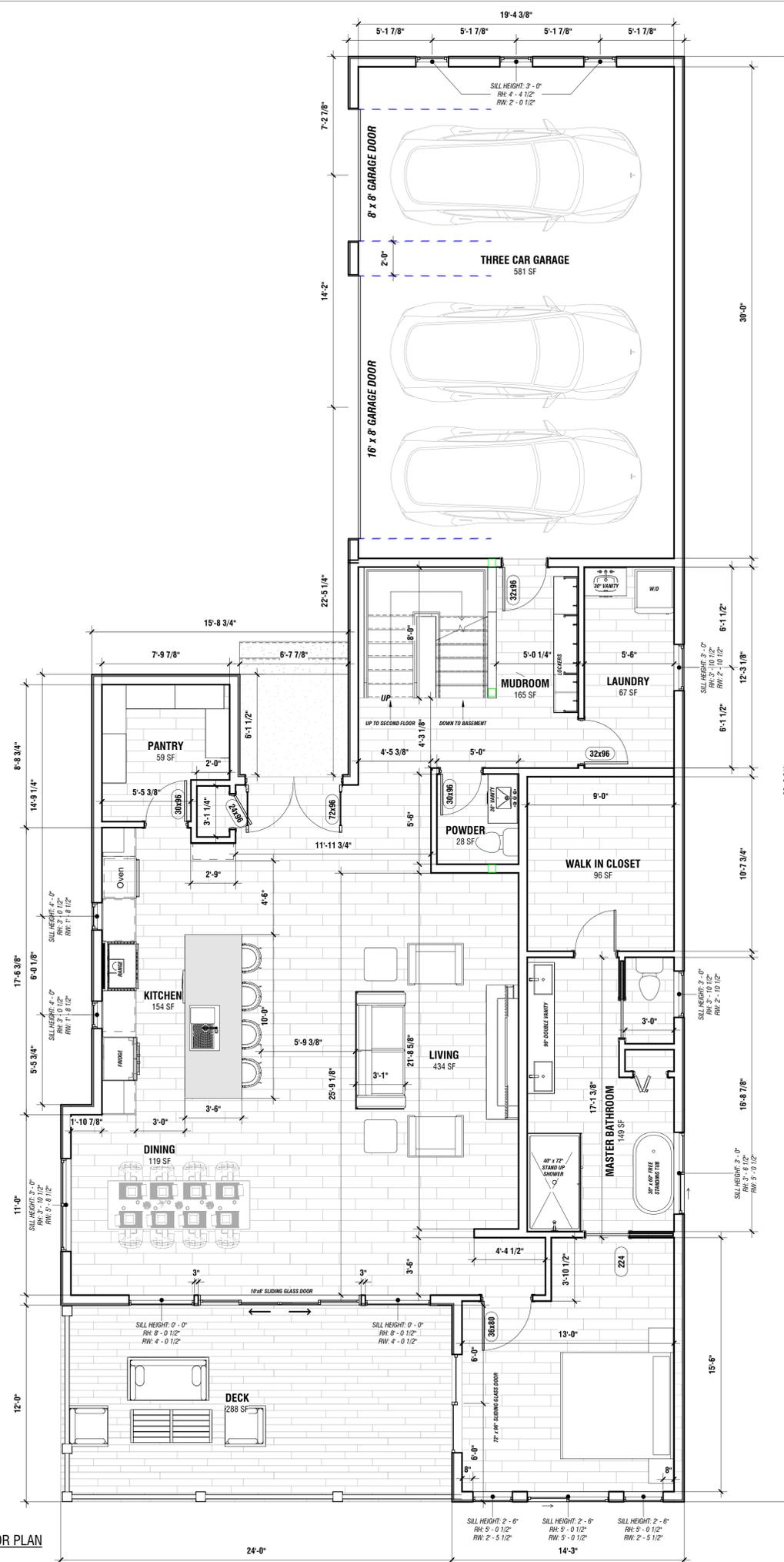
FIRST FLOOR PLAN



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2 EXISTING FIRST FLOOR PLAN  
 A-110 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
 A-110 1/4" = 1'-0"



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REVISIONS

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CUSTOMER DATA

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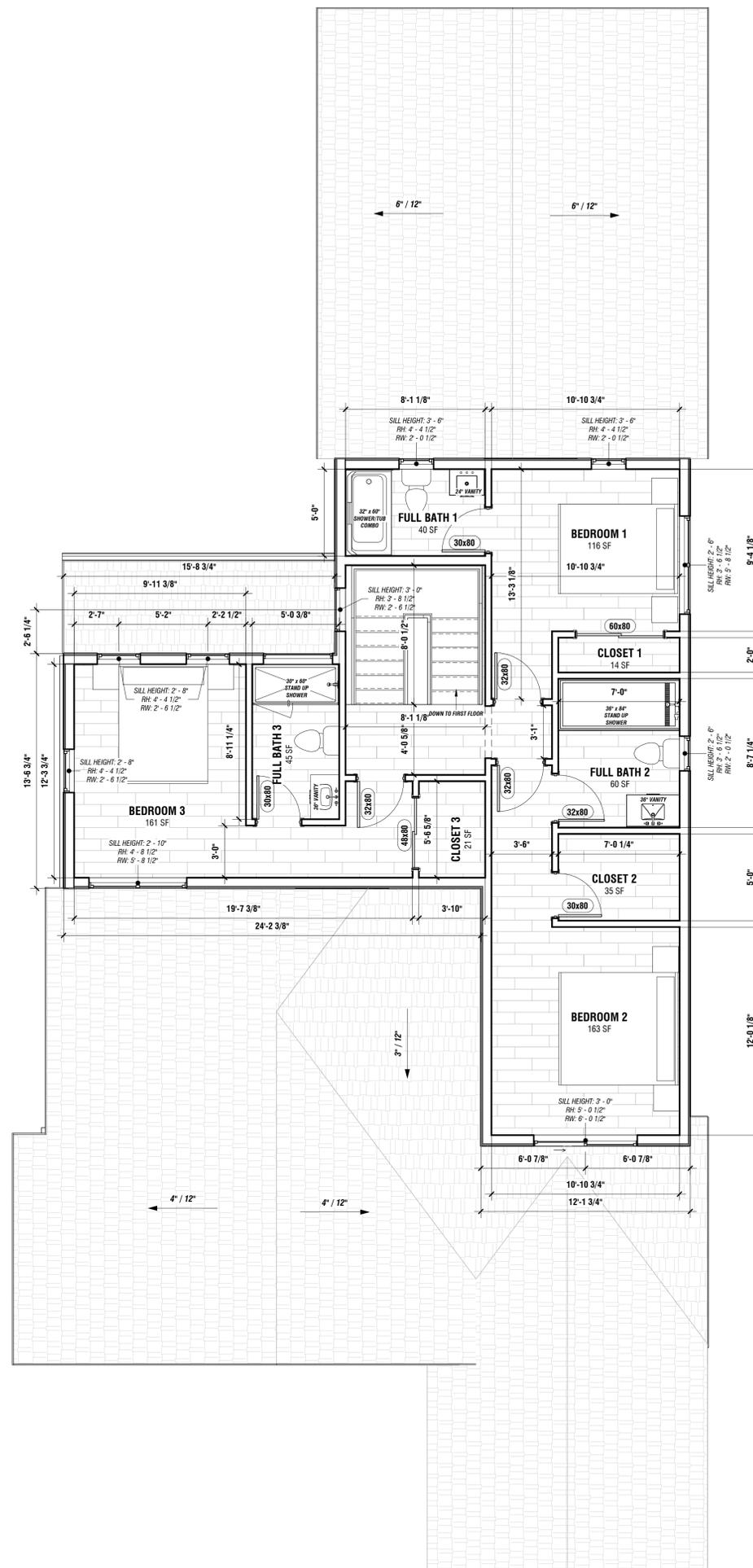
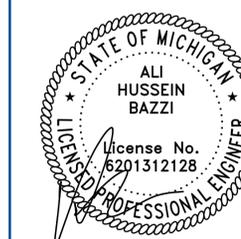
SCALE

AS INDICATED

SHEET NO.

**A-120**

SECOND FLOOR PLAN





### REVISIONS

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REV 1	01.09.2026

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 WHITE LAKE, MI 48396

### PROJECT NO.:

25129

### DRAWN

A. BAZZI PE

### DATE

01/09/2026

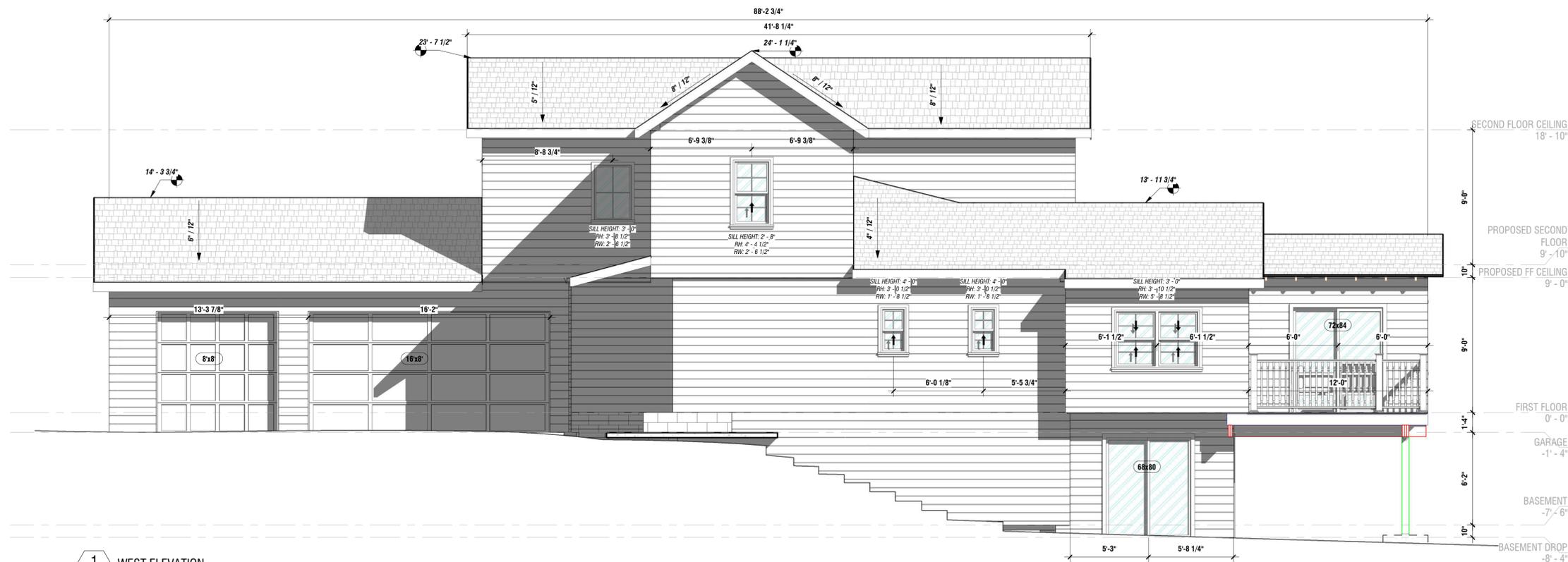
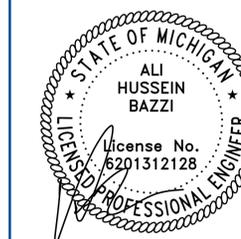
### SCALE

AS INDICATED

### SHEET NO.

**A-200**

PROPOSED ELEVATIONS



**1 WEST ELEVATION**  
 A-200 1/4" = 1'-0"



**2 SOUTH (FRONT) ELEVATION**  
 A-200 3/8" = 1'-0"

### REVISIONS

REVISION	DATE
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### CUSTOMER DATA

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 WHITE LAKE, MI 48396

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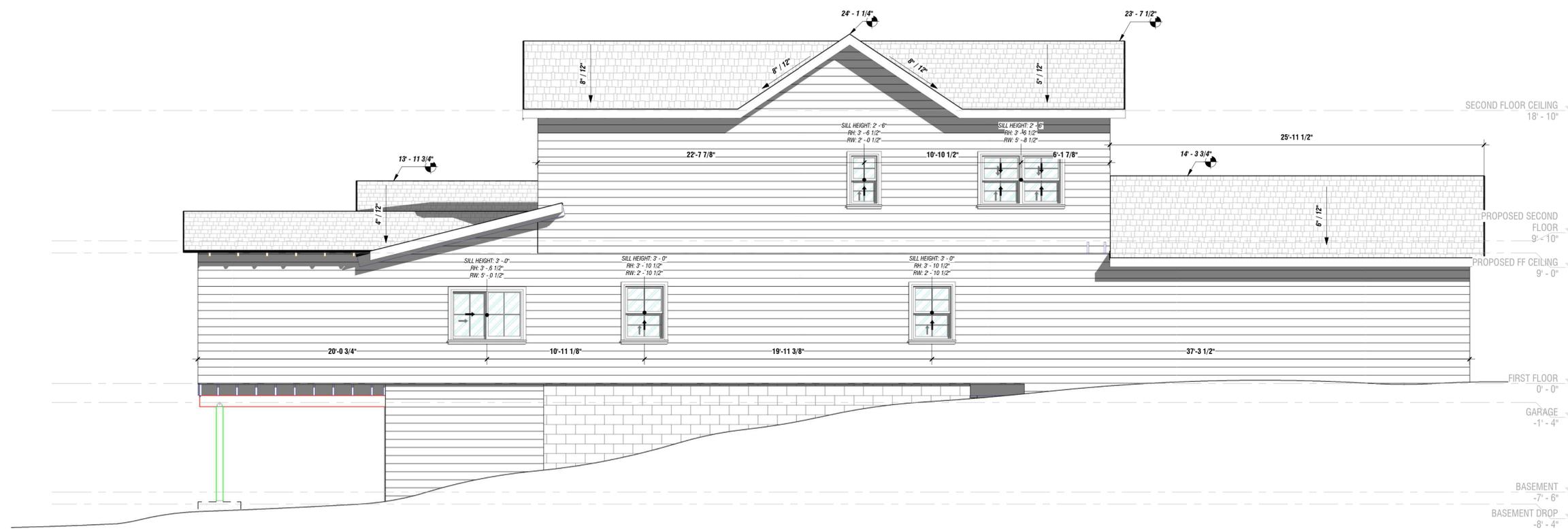
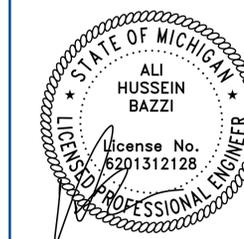
### SCALE

AS INDICATED

### SHEET NO.

**A-201**

PROPOSED ELEVATIONS



**1** EAST (SIDE) ELEVATION  
 A-201 1/4" = 1'-0"



**2** NORTH (REAR) ELEVATION  
 A-201 3/8" = 1'-0"

### REVISIONS

REVISION	DATE
PERMITS	12.2.2025
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 10164 ELIZABETH LAKE RD  
 WHITE LAKE, MI 48396

### PROJECT NO:

25129

### DRAWN

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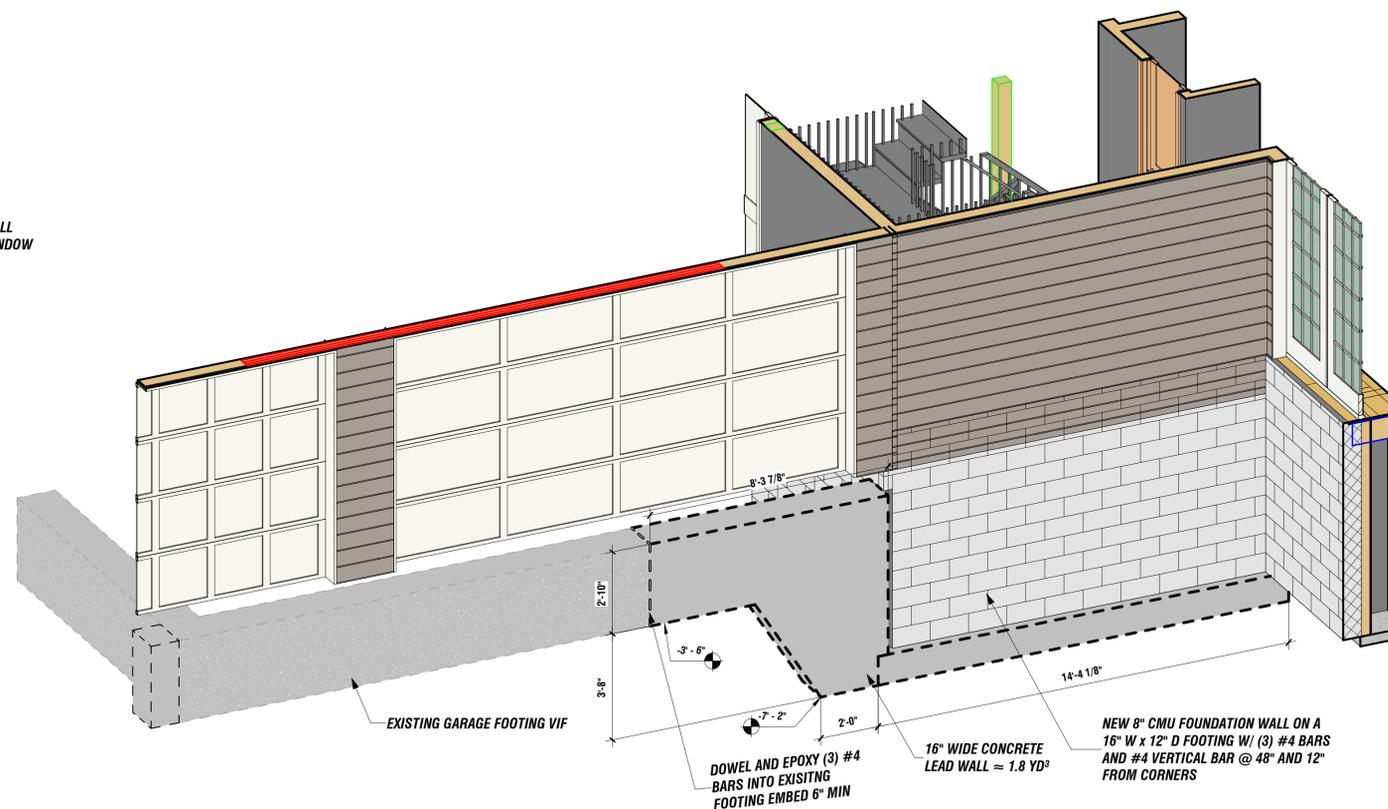
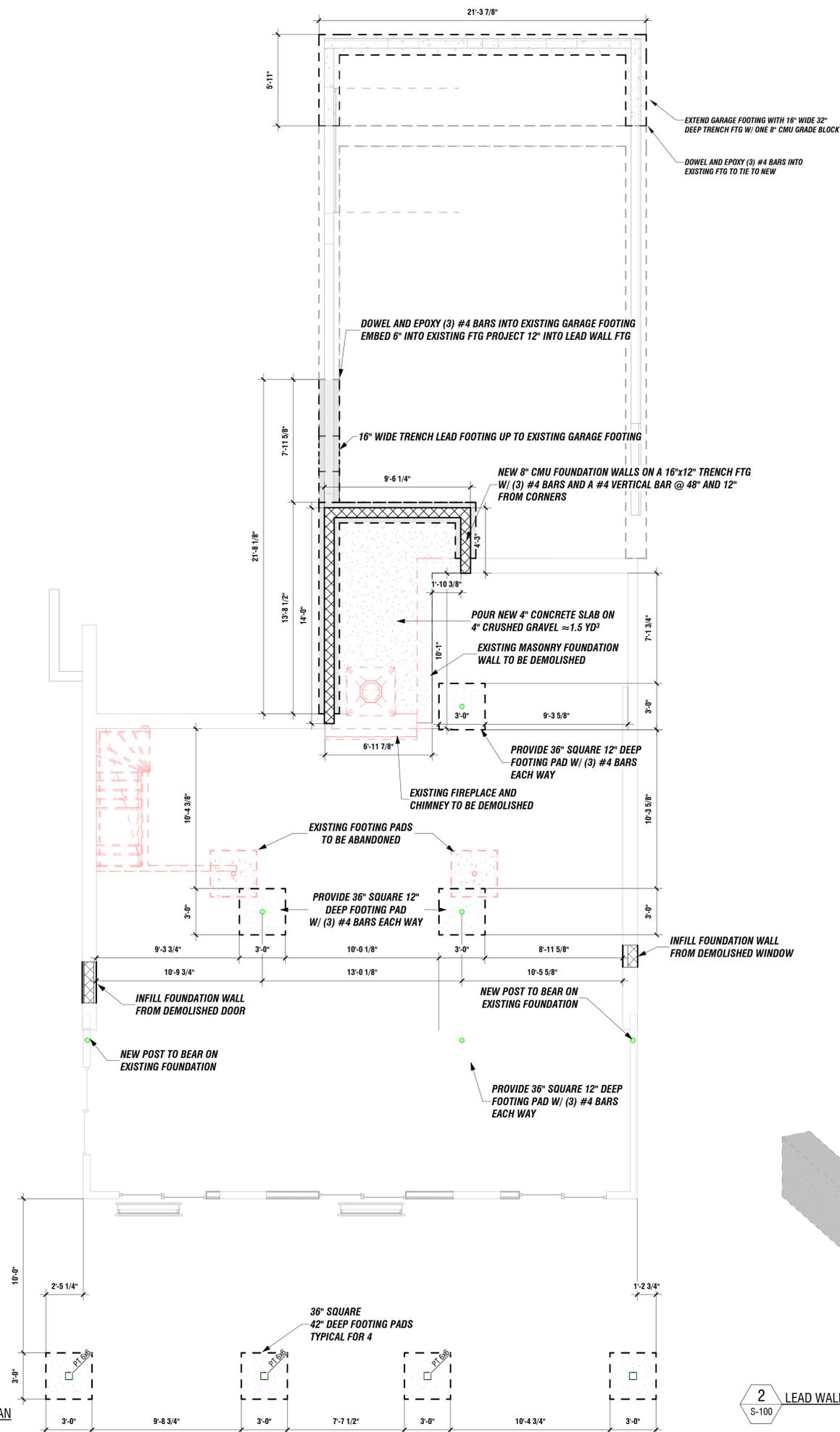
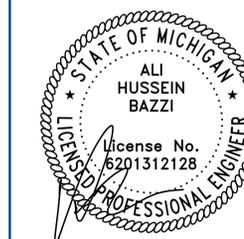
### SCALE

AS INDICATED

### SHEET NO.

**S-100**

FOUNDATION PLAN



### REVISIONS

REVISION	DATE
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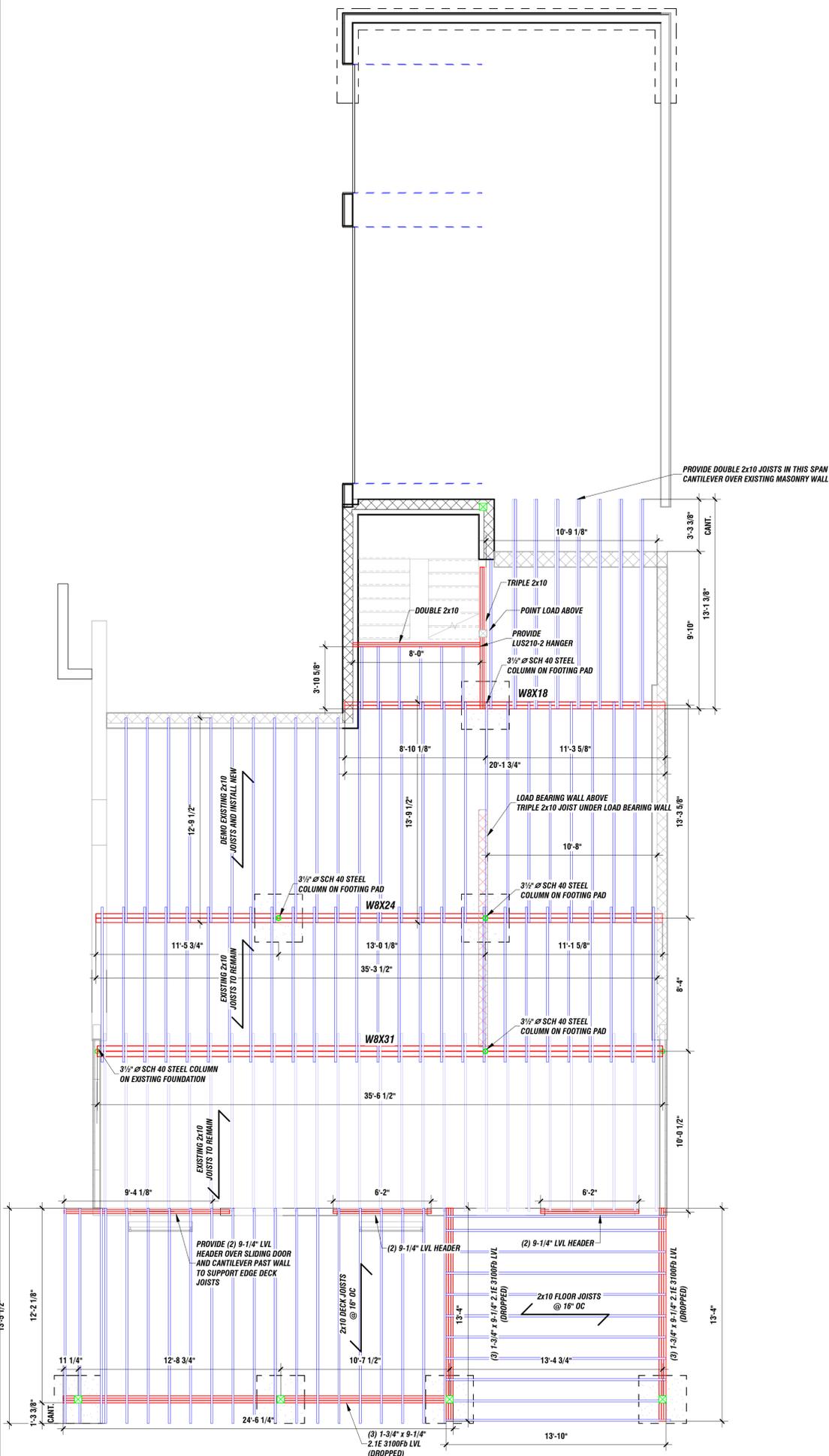
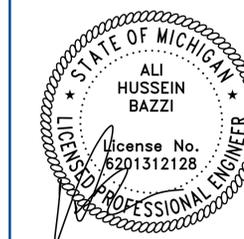
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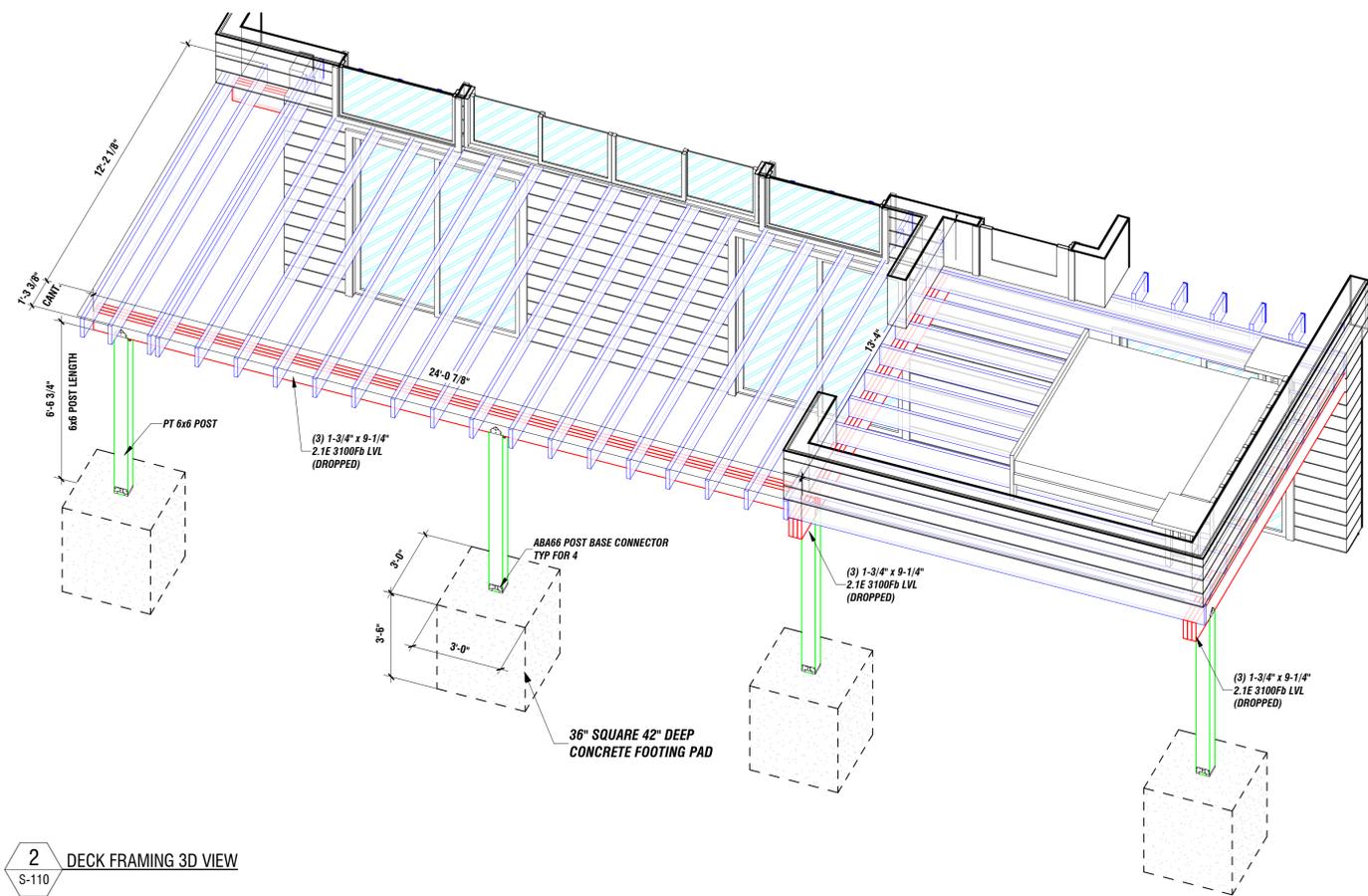
### SHEET NO.

## S-110

FIRST FLOOR FRAMING



**1** PROPOSED FIRST FLOOR FRAMING PLAN  
 S-110 1/4\"/>



**2** DECK FRAMING 3D VIEW  
 S-110

### REVISIONS

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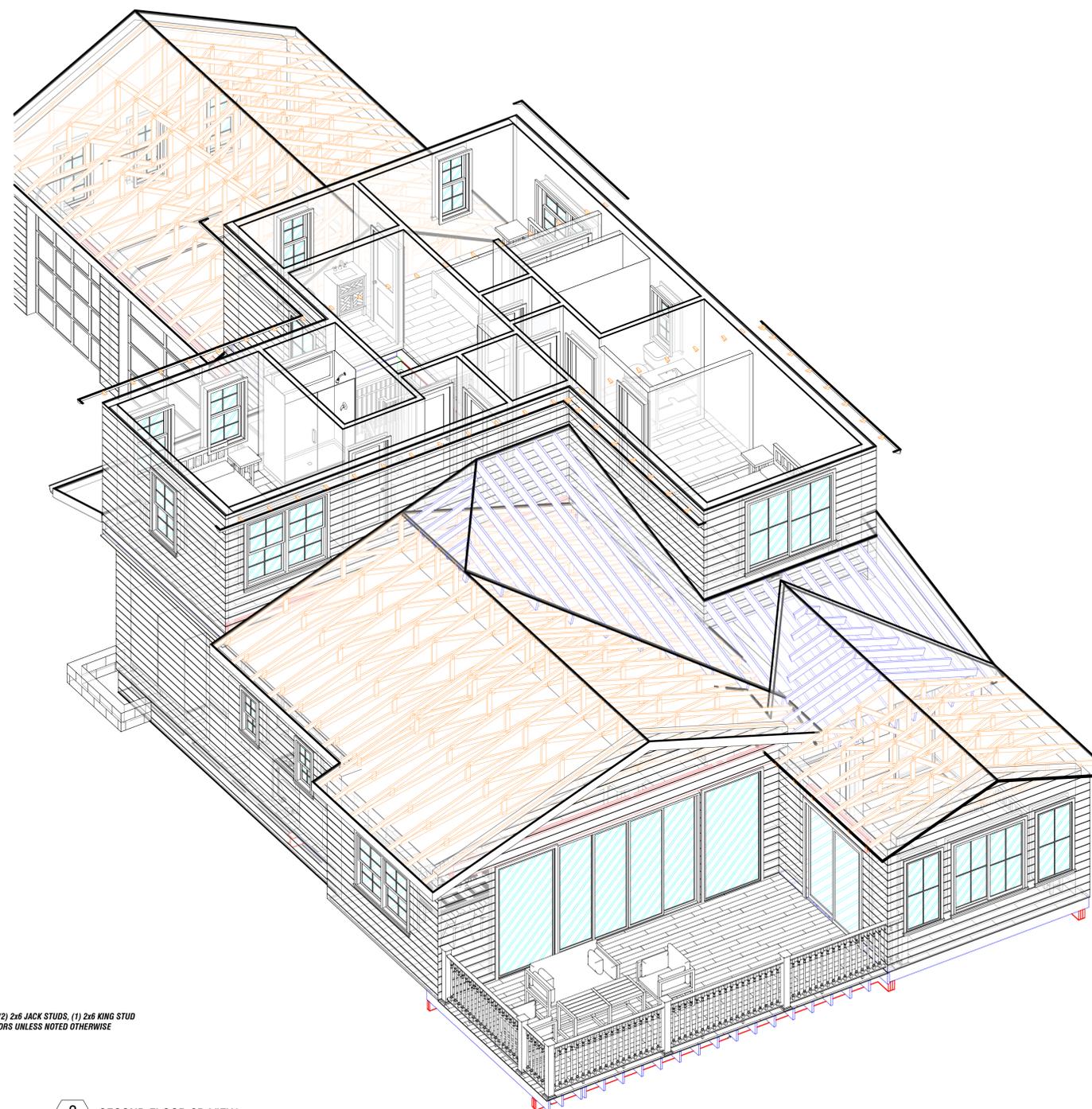
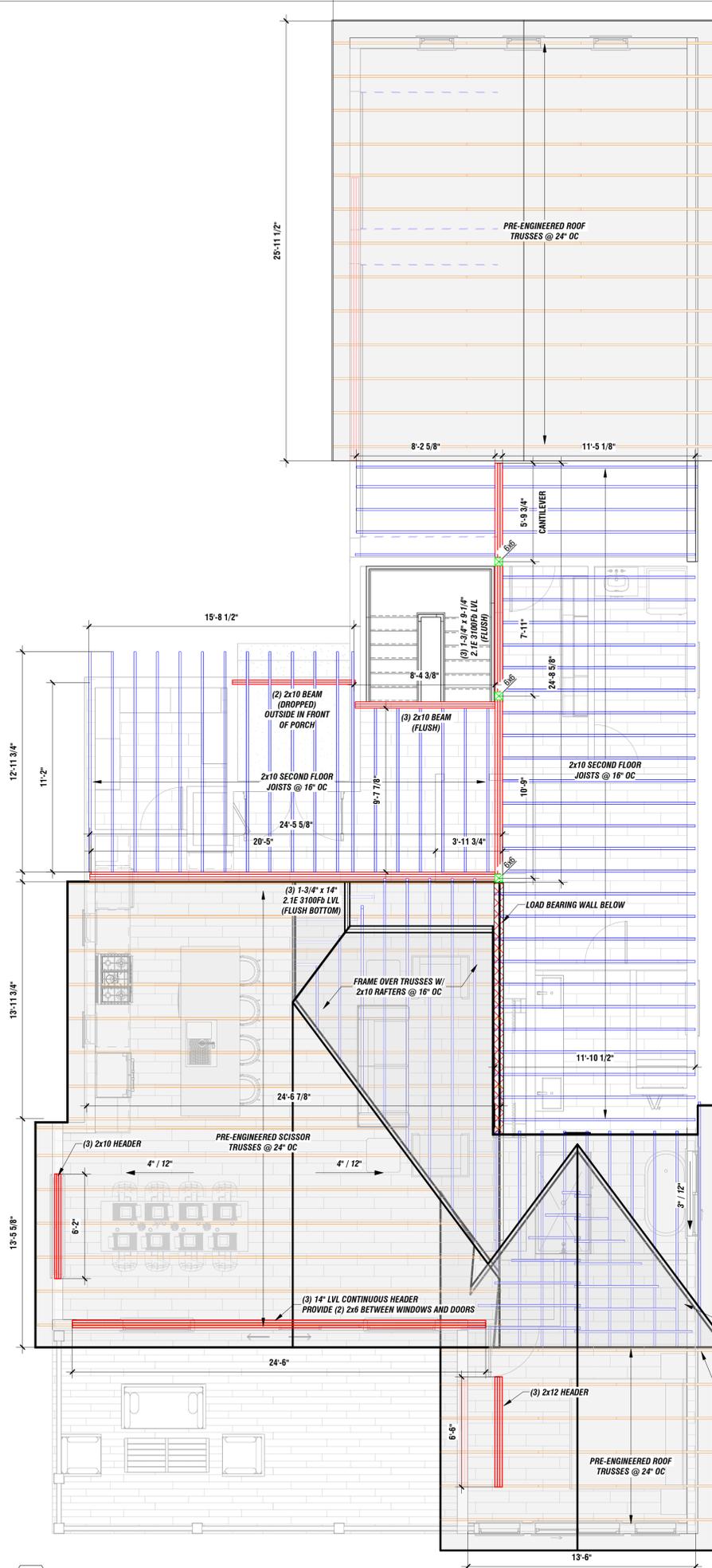
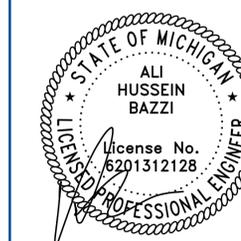
### SCALE

AS INDICATED

### SHEET NO.

## S-120

SECOND FLOOR FRAMING



NOTE:  
 PROVIDE (2) 2x10 HEADER, (2) 2x6 JACK STUDS, (1) 2x6 KING STUD FOR ALL WINDOWS AND DOORS UNLESS NOTED OTHERWISE

