

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** December 9, 2021

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**Agenda item:** 7b

**Appeal Date:** December 9, 2021

**Applicant:** Leo Huantes

**Address:** 68 W. Fairmont  
Pontiac, MI 48340

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

**Location:** 4925 Ormond Road  
White Lake, MI 48383

## **Property Description**

The approximately 0.211-acre (9,200 square feet) parcel identified as 4925 Ormond Road is located on the west side of Ormond Road, south of Brookfield Drive, and zoned R1-D (Single Family Residential). The existing single-story house on the property (approximately 1,665 square feet in size) utilizes a private well for potable water and a private septic system for sanitation. The property, Lots 148 and 149 of the White Lake Grove No. 1 plat, contains 80 feet in width at the street line.

## **Applicant's Proposal**

Leo Huantes, the applicant, on behalf of property owner Sonny G Investments LLC, is proposing to construct a 24-foot by 25-foot attached garage (600 square feet).

## **Planner's Report**

The existing house was built in 1970 and is nonconforming because it is located 6.9 feet from the north side property line. A minimum 10-foot side yard setback is required in the R1-D zoning district. The parcel is also nonconforming due to a 2,800 square foot deficiency in lot area; in the R1-D zoning district the minimum lot size requirement is 12,000 square feet. The proposed garage addition at the front of the house would be located 6.9 feet from the north side lot line and 15.4 feet from the front property line; therefore, the applicant is requesting to encroach 3.1 feet into the side yard setback and 14.6 feet into the front yard setback (30 feet in the R1-D zoning district). Note the architectural plans show the garage would be 25'-3" wide and the survey shows the garage would be 25 feet wide.

Article 7, Section 28 of the zoning ordinance states repairs and maintenance to nonconforming structures cannot exceed fifty percent (50%) of the State Equalized Valuation (SEV) in any twelve (12) consecutive months. Further, the ordinance does not allow the cubic content of nonconforming structures to be increased. Based on the SEV of the structure (\$62,590), the maximum extent of improvements cannot exceed \$31,295. The value of the proposed work is \$35,000. A variance to exceed the allowed value of improvements by 112% is requested.

The requested variances are listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 7.23.A	Nonconforming Structures	No enlargement or alteration	Enlarge and alter nonconforming house	Increased nonconformities
2	Article 3.1.6.E	Minimum lot size	12,000 square feet	2,800 square feet	9,200 square feet
3	Article 7.28.A	Nonconforming structure	50% SEV (\$31,295)	112%	\$3,705 over allowed improvements

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

**Approval:** I move to approve the variances requested by Leo Huantes from Articles 3.1.6.E, 7.23.A, and 7.28.A of the Zoning Ordinance for Parcel Number 12-07-130-059, identified as 4925 Ormond Road, in order to construct a garage addition that would encroach 14.6 feet into the required front yard setback and 3.1 feet into the required side yard setback from the north lot line, and exceed the allowed value of improvements to a nonconforming structure by 112%. A 2,800 square foot variance from the required lot size is also granted from Article 3.1.6.E. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The survey and/or architectural plans shall be revised to provide consistent garage dimensions.
- A foundation certificate shall be required prior to the backfill inspection by the Building Department.
- An as-built survey shall be required to verify the approved setbacks.

**Denial:** I move to deny the variances requested by Leo Huantes for Parcel Number 12-07-130-059, identified as 4925 Ormond Road, due to the following reason(s):

**Table:** I move to table the variance requests of Leo Huantes for Parcel Number 12-07-130-059, identified as 4925 Ormond Road, to consider comments stated during this public hearing.

## **Attachments:**

1. Variance application dated October 19, 2021.
2. Survey prepared by Kennedy Surveying, Inc. dated November 8, 2021.
3. Architectural plans prepared by Sark & Associates dated September 6, 2021.
4. Letter of denial from the Building Department dated October 13, 2021.

## 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

Cut off date: Nov 4th

December 9th  
Next Mtg

**CHARTER TOWNSHIP OF WHITE LAKE  
Zoning Board of Appeals  
APPLICATION**

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

APPLICANT'S NAME: LEO HURTOS PHONE: 248 506-1463

ADDRESS: 68 W Fairmont

APPLICANT'S EMAIL ADDRESS: HURTOS\_HOMES@GMAIL.COM

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

ADDRESS OF AFFECTED PROPERTY: 4925 OLMOND PARCEL # 12 - 07-130-059

CURRENT ZONING: R1-D PARCEL SIZE: \_\_\_\_\_

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: \_\_\_\_\_

VALUE OF IMPROVEMENT: \$ 35,000 SEV OF EXISTING STRUCTURE: \$ \_\_\_\_\_

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

NEED A 14 FT VARIANCE TO BUILD

A 26' X 24' GARAGE FACING EASTSIDE

APPLICATION FEE: 39500 (CALCULATED BY THE PLANNING DEPARTMENT)

APPLICANT'S SIGNATURE: [Signature] DATE: OCT 19, 2021

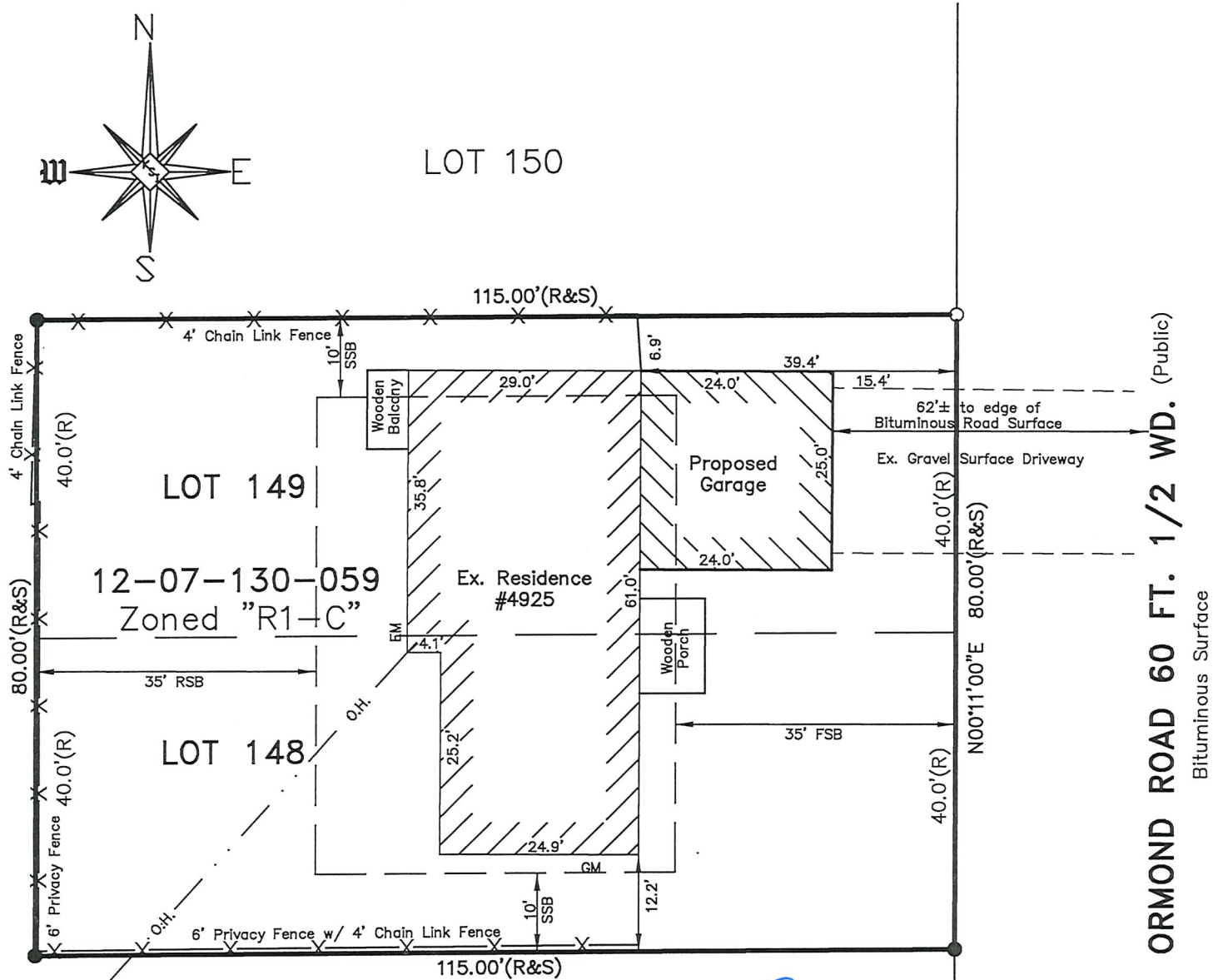
# KENNEDY SURVEYING, INC.

105 N. Washington St.  
Oxford, Michigan 48371  
STAKED SURVEY

Phone (248) 628-4241  
Fax (248) 628-7191

Certified Exclusively To: Huantes Home & Remodeling, Leo Huantes Date: November 08, 2021  
Address: 68 Fairmont, Pontiac, Michigan 48340 Job No. 21-8750

This is to certify that I, H. K. Kennedy, Licensed Professional Surveyor, on this date have surveyed and mapped the land described as follows: Lots 148 & 149 of "WHITE LAKE GROVE SUBN NO.1", being a subdivision of part of the Northwest 1/4 of Section 07, and part of the South 1/2 of Section 06, Town 03 North, Range 08 East, White Lake Township, Oakland County, Michigan. As recorded in Liber 47 of Plats, on Page 44 of Oakland County Records.



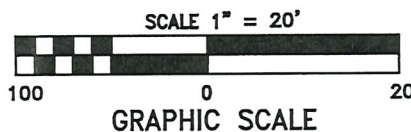
FSB = Front Set Back  
RSB = Rear Set Back  
SSB = Side Set Back

P.O.L = Point On Line

### LEGEND

- = Found 1/2" Iron Rod  
Unless Otherwise Noted
- = Set 1/2" Iron Rod w/Cap
- ⊙ = Found Concrete Monument
- M = Measured Distance
- R = Recorded Distance
- S = Set Distance
- P.O.B. = Point of Beginning
- x— = Ex. Fence Line

DWG No. 21-87501  
Drawn By: SST



This survey was done without the benefit of a Title Policy, therefore, all easements of record and other factors relevant to title may not be shown.

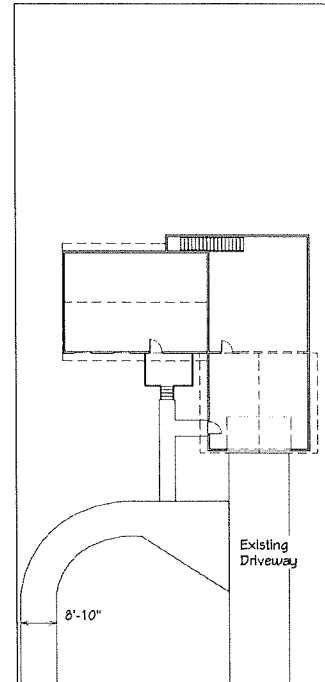
When Recorded Please  
Return Original(s) To:  
Kennedy Surveying, Inc.  
105 N. Washington St.  
Oxford, Michigan 48371

New Items:

- New Garage
- New Circular Drive
- New front walkway
- New decking on existing structure

# Sheet Index

Sheet	Title
A0.1	General Notes
A1.1	Foundation Plan
A1.2	First Floor Plan
A1.3	Roof Plan
A2.1	Elevations
A2.2	Sections



ORMOND RD

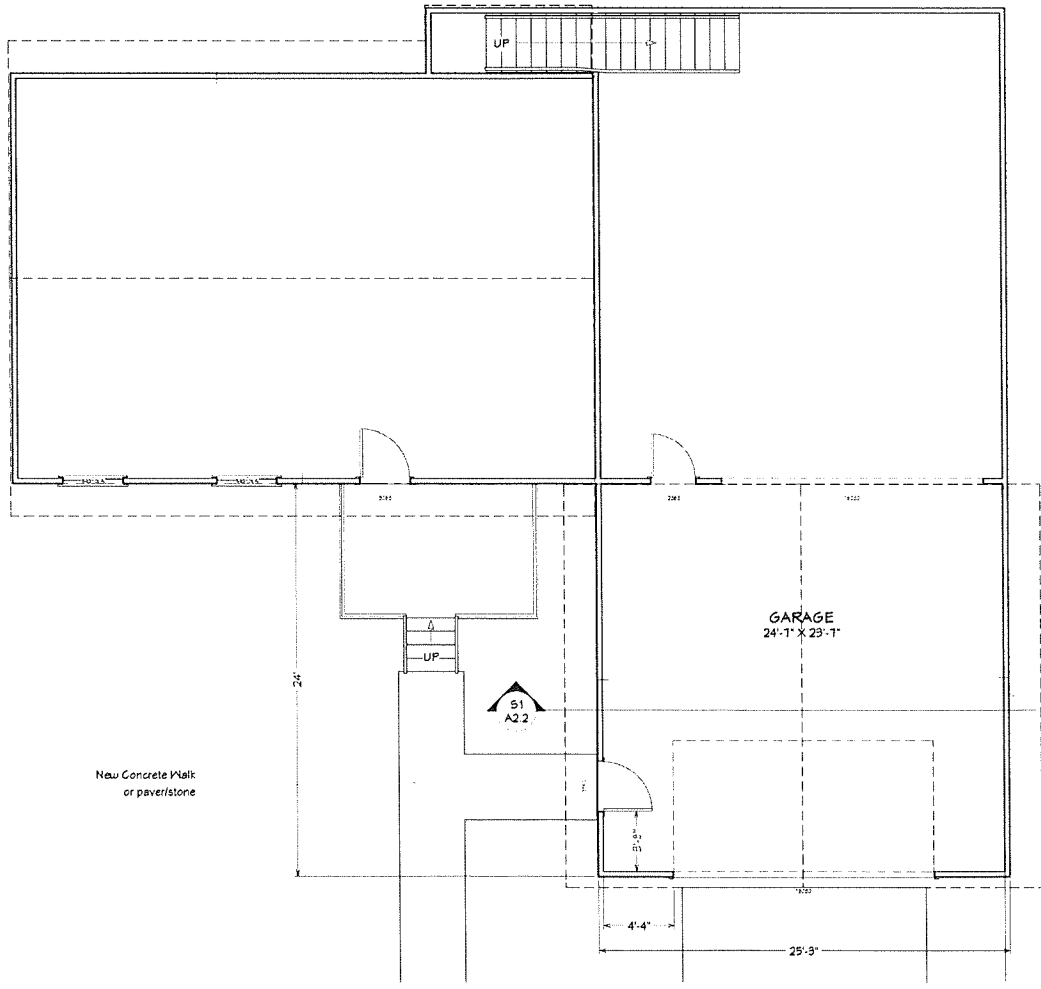


Plot Plan View



Sark & Associates, Inc.  
47449 Pontiac Tr, Ste 147  
Livemore, Michigan 48393  
www.sarkassoc.com  
greg@sarkassoc.com

**Project Information**  
4925 Ormond Rd  
White Lake, Michigan 48383



Vinyl siding on  
 7/16" sheathing on  
 2x4 @ 16" o.c. framed walls  
 w/double top plate to match  
 top of existing garage walls

First Floor Plan  
 Scale 1/4" = 1'

Revision Number	Date	Revised By	Description
05	5/26/21	Ferris	

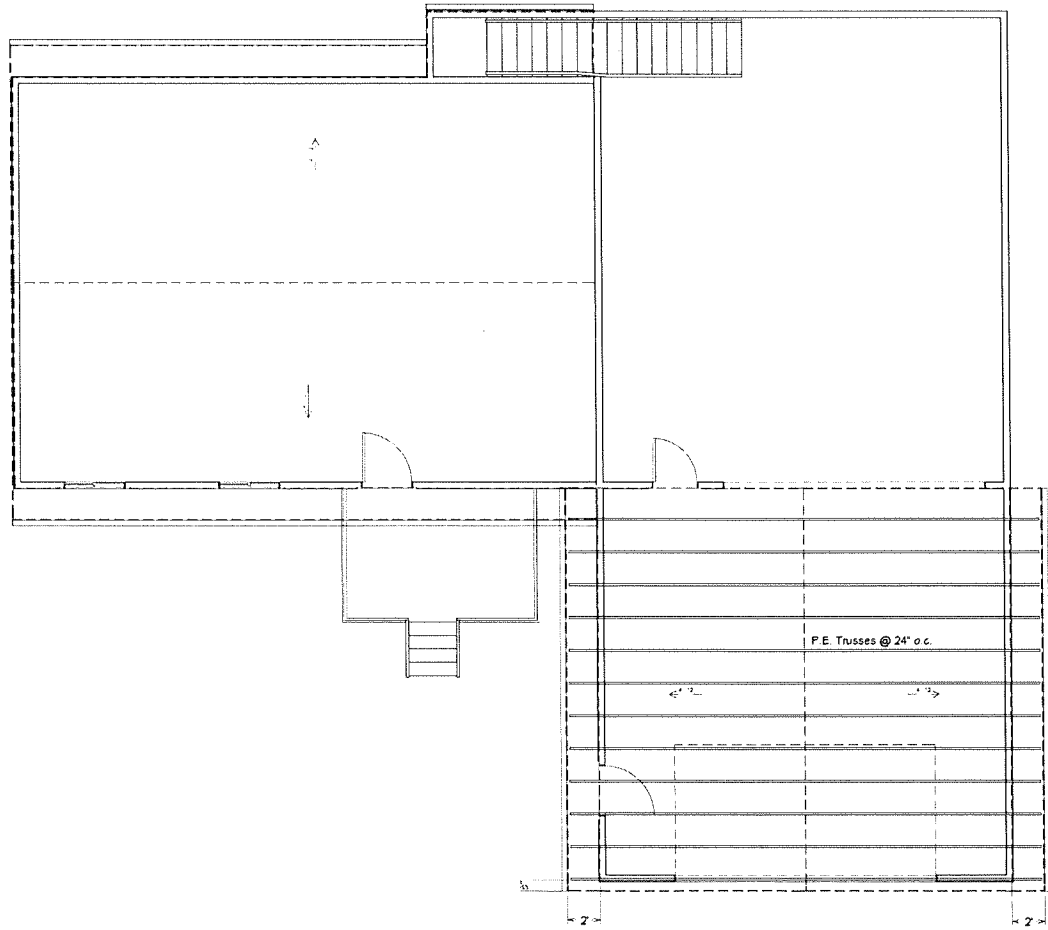
First Floor Plan

**Project Information**  
 4925 Ormond Rd  
 White Lake, Michigan 48383

**SARK & ASSOCIATES**  
 ENGINEERS • CONSULTANTS  
 47446 Perrine, T4, Ste 347  
 Novi, Michigan 48375  
 greg@sarkassoc.com



9/6/21  
 A12



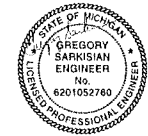
Roof Plan  
Scale 1/4" = 1'

Number	Date	Revised By	Description
	9/6/21	GS	Permits

Roof Plan

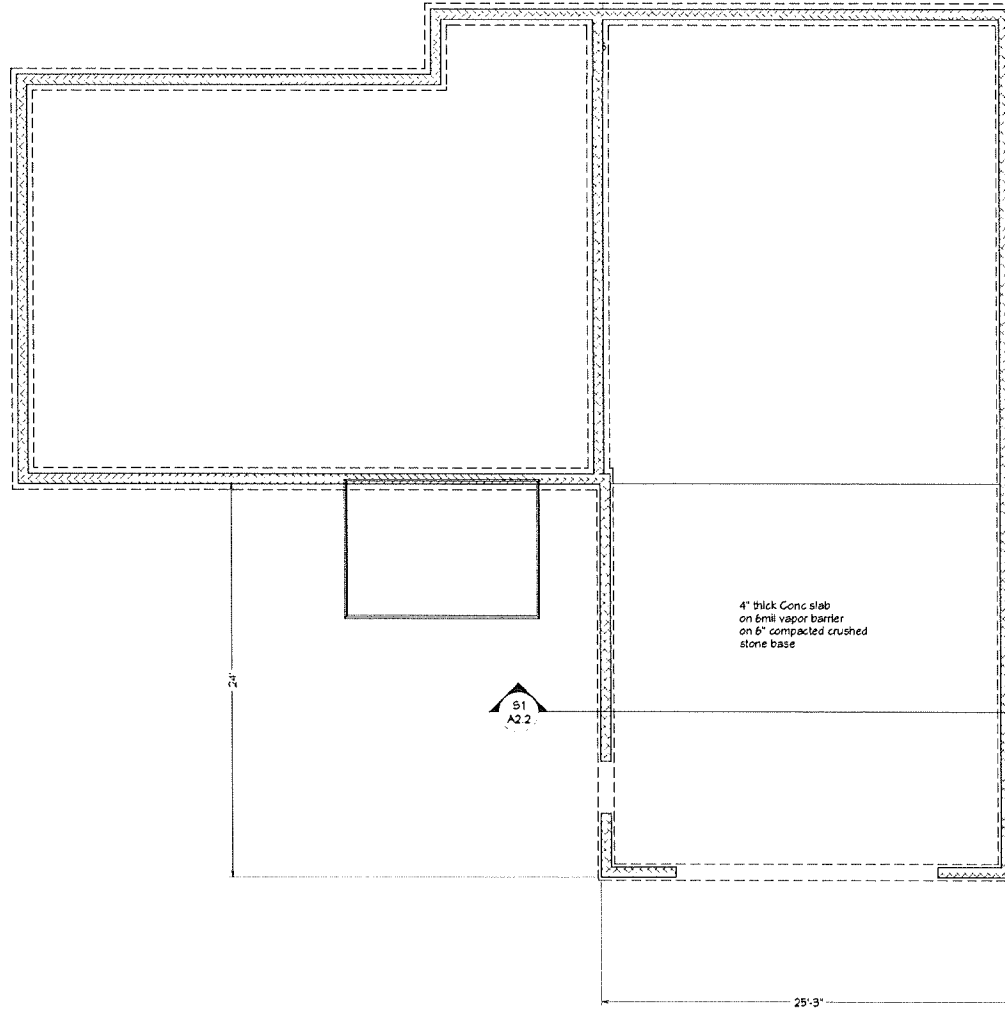
Project Information  
4925 Ormond Rd  
White Lake, Michigan 48383

**SARK & ASSOCIATES**  
ENGINEERS • CONSULTANTS  
47445 Perimeter Trl, Ste 1417  
Farmington Hills, Michigan 48334  
greg@sarkassoc.com



9/6/21

A13



Foundation Plan  
Scale 1/4" = 1'

Revision Number	Date	Revised By	Description
05	8/26/2021		Permits

Foundation Plan

**Project Information**  
 4925 Ormond Rd  
 White Lake, Michigan 48383

**SARK & ASSOCIATES**  
 ENGINEERS • CONSULTANTS  
 47445 Perimeter Trl, Ste 1417  
 Plymouth, Michigan 48355  
 greg@sarkassoc.com



9/6/21

A1.1

# Design in accordance with Michigan Residential Code 2015

## CODE REQUIREMENTS

### R311.7 STAIRWAYS

R311.7.1 WIDTH STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5".  
 R311.7.4.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 8-1/4".  
 R311.7.4.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 9".

### R311.7.8 HANDRAILS

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. R311.7.8.1 HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".

### R313 GUARDRAILS

GUARDS SHALL BE A MINIMUM OF 36" HIGH ALONG OPEN-SIDED FLOOR AREAS 30" ABOVE ADJACENT FINISHED FLOORS OR 34" HIGH ALONG STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE ADJACENT FINISHED FLOORS OR GRADE. HANDRAIL AND BALUSTRADE SHALL BE CONSTRUCTED ACCORDING TO MRC-312.2. SPACING SHALL BE SUCH THAT A 4" SPHERE CANNOT PASS THROUGH.

### R314 SMOKE ALARMS

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS, WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

### R315 CARBON MONOXIDE ALARMS

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS (FOR DWELLING UNITS WITH FUEL-FIRED APPLIANCES)

### R316 FOAM PLASTIC

ALL FOAM PLASTIC SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 75 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 123.

### R317

PROTECTION AGAINST DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH ANPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF ANPA U1.

1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN 12" TO THE EXPOSED GROUND IN CRAWL SPACES OR UN-EXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND.
3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2" ON TOPS, SIDES, AND ENDS.
5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

### R403.1.6 FRAMING ANCHOR TO FOUNDATION

PROVIDE TREATED SILL PLATE WITH SILL SEALER & MIN 1/2" DIAMETER ANCHOR BOLTS MINIMUM 1" INTO FOUNDATION, AT 6' O.C., MIN 12" FROM END. OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE (SIMPSON MAB STRAP ANCHORS AT 42" O.C. MAX)

### R502.6 JOIST BEARING

FLOOR JOISTS SHALL HAVE A MIN BEARING OF 1-1/2" ON WOOD, 3" MIN ON CONCRETE - OR AS OTHERWISE SPECIFIED IN MRC-502.6. JOIST HANGERS AND CONNECTORS TO MEET BEARING REQUIREMENTS OF MRC 502.6.

### R502.8

CUTTING AND NOTCHING OF FLOOR JOISTS SHALL NOT EXCEED THE LIMITATIONS OF MRC 502.8. LATERAL SUPPORT OF JOISTS SHALL BE PROVIDED PER MRC 502.7.

### R502.12 DRAFTSTOPPING AND FIREBLOCKING

DRAFT STOPPING SHALL MEET REQUIREMENTS FOR SINGLE FAMILY RESIDENCES IN ACCORDANCE WITH MRC 302.12. FIREBLOCKING SHALL MEET REQUIREMENTS FOR SINGLE FAMILY RESIDENCES IN ACCORDANCE WITH MRC-302.11

### R602

ALL WOOD LUMBER USED WILL MEET REQUIREMENTS OF MRC-602. CUTTING AND NOTCHING OF EXTERIOR WALLS STUDS OR INTERIOR BEARING WALLS STUDS SHALL NOT EXCEED 25% OF THE COMPONENT WIDTH PER MRC-602.6. DRILLING OR BORING OF STUDS WILL MEET THE REQUIREMENTS OF MRC-602.6. DRILLING OR BORING OF STUDS WILL MEET THE REQUIREMENTS OF MRC-602.6. FRAME OPENING - AT EACH WALL OPENING ADD 1/2 THE TOTAL OF STUDS DISPLACED TO EACH SIDE OF THE OPENING (FULL HEIGHT) AND USE ONE TRIMMER STUD BELOW THE HEADER AT EACH END UNLESS NOTED OTHERWISE ON THE PLANS.

### R602.8 FIRESTOPPING

FIRE STOPPING SHALL MEET THE REQUIREMENTS FOR SINGLE FAMILY RESIDENCES IN ACCORDANCE WITH MRC-302.11. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. CHIMNEYS AND FIREPLACES ACCORDING TO MRC-1001.16.

### R602.10

ALL WALLS TO MEET BRACED WALL PANEL REQUIREMENTS PER R602.10 OR R602.12. ALL STRUCTURAL DESIGN CRITERIA TO BE IN ACCORDANCE WITH R301.1.

### R703.4 WALL FLASHING

APPROVED CORROSION-RESISTIVE FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT TOP OF ALL EXTERIOR WINDOWS AND DOOR OPENINGS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

### R806.1 ROOF VENTILATION REQUIRED

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE GROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATING OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH, WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.

### R806.2 ATTIC VENTILATION MINIMUM AREA

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE OR CORNICHE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICHE VENTS.

### R806.3 VENT CLEARANCE

WHERE EAVE OR CORNICHE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

### R801.1 ATTIC ACCESS

IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND A VERTICAL HEIGHT OF 30" OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"x30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE OPENING.

### R403.2 ROOF FLASHING

FLASHINGS SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS, AND AT INTERSECTIONS WITH PARAFET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

### R403.2.1 FLASHING LOCATIONS

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS WHEREVER A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL, WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.014" (NO. 26 GALVANIZED STEEL).

### R405.2.1

ICE AND WATER SHIELD SHALL BE INSTALLED FROM THE EAVE EDGE TO 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPES EQUAL TO OR GREATER THAN 8/12 PITCH, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

### R405.2.8

BASE AND CAP FLASHING, VALLEY FLASHING, SIDEWALL FLASHING, AND DRIP EDGES, AND OTHER FLASHINGS FOR ASPHALT SHINGLES SHALL COMPLY WITH THE REQUIREMENTS OF MRC 405.2.8.

### FIELD CONDITIONS:

1. GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FIELD CHECKING ALL EXISTING CONDITIONS AND FOR COORDINATING THEIR WORK TO NEW AND EXISTING WORK.
2. NOTIFY THE OWNER IMMEDIATELY WHERE THERE ARE INCONSISTENT OR CONFLICTING DIMENSIONS ON THE DRAWINGS AND OR WHERE THERE IS CONFLICT BETWEEN WORK SHOWN ON THE DRAWINGS AND FIELD CONDITIONS.
3. EACH CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR HIS WORK WHERE HE FAILS TO CHECK SUCH CONDITIONS AND/OR GIVE NOTICE TO THE OWNER FOR SAID DISCREPANCIES.
4. ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER, IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ERRORS, DISCREPANCIES, OR OMISSIONS FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE OWNER PRIOR TO CONSTRUCTION AND/OR FABRICATION OF THE WORK.

### DAMAGE:

1. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE OR INJURY TO THE OWNER THROUGH IMPROPER WORKMANSHIP AND SHALL REPAIR OR PAY FOR THE REPAIRS NECESSARY TO CORRECT THE WORK OF OTHER TRADES OR MATERIALMEN.
2. WHERE SAID DAMAGE IS NOT PROPERLY CORRECTED WHEN ORDERED, THE OWNER MAY DIRECT OTHERS TO PERFORM AND HAVE THE COST FOR SAID WORK 'BACK CHARGED' AGAINST THE CONTRACTOR OR OFFENDING PARTY.

### MANUFACTURERS SPECIFICATIONS:

1. ALL MATERIAL WHICH ARE TO BE DELIVERED, STORED, MOVED, APPLIED OR ATTACHED, AND FINISHED PER THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATION, SHALL COMPLY WITH LOCAL, STATE, FEDERAL CODES AND UTILITY COMPANY REGULATIONS.
2. WHERE THESE DRAWINGS AND SPECIFICATIONS CONFLICT WITH SAID REQUIREMENTS, IMMEDIATE NOTICE SHALL BE GIVEN TO THE OWNER.

### R905.2.2 ROOF SLOPE AND UNDERLAYMENT

ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF 2/12 OR GREATER. FOR ROOF SLOPES OF 2/12 TO 4/12 DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED PARALLEL TO AND STARTING AT THE EAVES WITH A 14" OVERLAP. ROOF SLOPES OF 4/12 OR GREATER UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAV AND LAPPED 2" FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAP'S SHALL BE 4" AND OFFSET BY 6".

### APPLIED LOADS

#### FLOOR LIVE LOADS:

NON-SLEEPING AREAS: 40 PSF  
 SLEEPING AREAS: 30 PSF  
 ATTIC W/STORAGE: 20 PSF  
 ATTIC W/O STORAGE: 10 PSF

#### DEAD LOADS:

FLOOR: 12 Psf Hardwood  
 15 Psf Ceramic Tile  
 10 Psf Carpet + Pad  
 10 Psf  
 8 Psf (Interior Walls)  
 13 Psf (Exterior Walls)

#### ENVIRONMENTAL LOADS:

GROUND SNOW: 25 PSF  
 DESIGN WIND SPEED: 110 MPH, EXPOSURE B

#### BEAM DEFLECTION CRITERIA

L/360 FOR LIVE LOAD  
 L/240 FOR TOTAL LOAD

#### WOOD SPECIFICATIONS:

LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING PROPERTIES:  
 F<sub>b</sub> = 2,800 psi, E = 2,000,000 psi UNLESS NOTED OTHERWISE

ALL DIMENSIONAL LUMBER SHALL BE MINIMUM DOUG-FIR #2 OR BETTER, INCLUDING HEADERS, JOISTS, AND STUDS - UNLESS NOTED OTHERWISE

POSTS AND CONCENTRATED LOADS SHALL EXTEND TO SOLID BEARING, OR SOLID BLOCKING IS REQUIRED BELOW POSTS AND CONCENTRATED LOADS TO SOLID BEARING BELOW.

ALL STRUCTURAL CONNECTIONS SHOULD BE MADE WITH APPROVED CONNECTORS - FOLLOW MANUFACTURERS RECOMMENDED FASTENING AND PROCESSES.

NOTCHING AND DRILLING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. FOR ENGINEERED LUMBER CONSULT WITH MANUFACTURERS RECOMMENDED PRACTICES.

#### STEEL SPECIFICATIONS:

ALL STEEL BEAMS ARE MINIMUM GRADE A-36 UNLESS NOTED OTHERWISE

ALL STEEL COLUMNS ARE MINIMUM GRADE C-42 UNLESS NOTED OTHERWISE

#### CONCRETE SPECIFICATIONS:

ALL CONCRETE TO BE MINIMUM 3000 psi (28 day strength).

SOIL BEARING PRESSURE ASSUMED TO BE 2000 psi. IF ADVERSE CONDITIONS ARE FOUND PLEASE NOTIFY THE ENGINEER.

ALL FABRICATIONS AND PLACING OF REINFORCING BARS SHALL FOLLOW THE A.C.I. MANUAL STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 315 LATEST A318)

Revision	Date	Description
1	05-20-20	Permits

General Notes

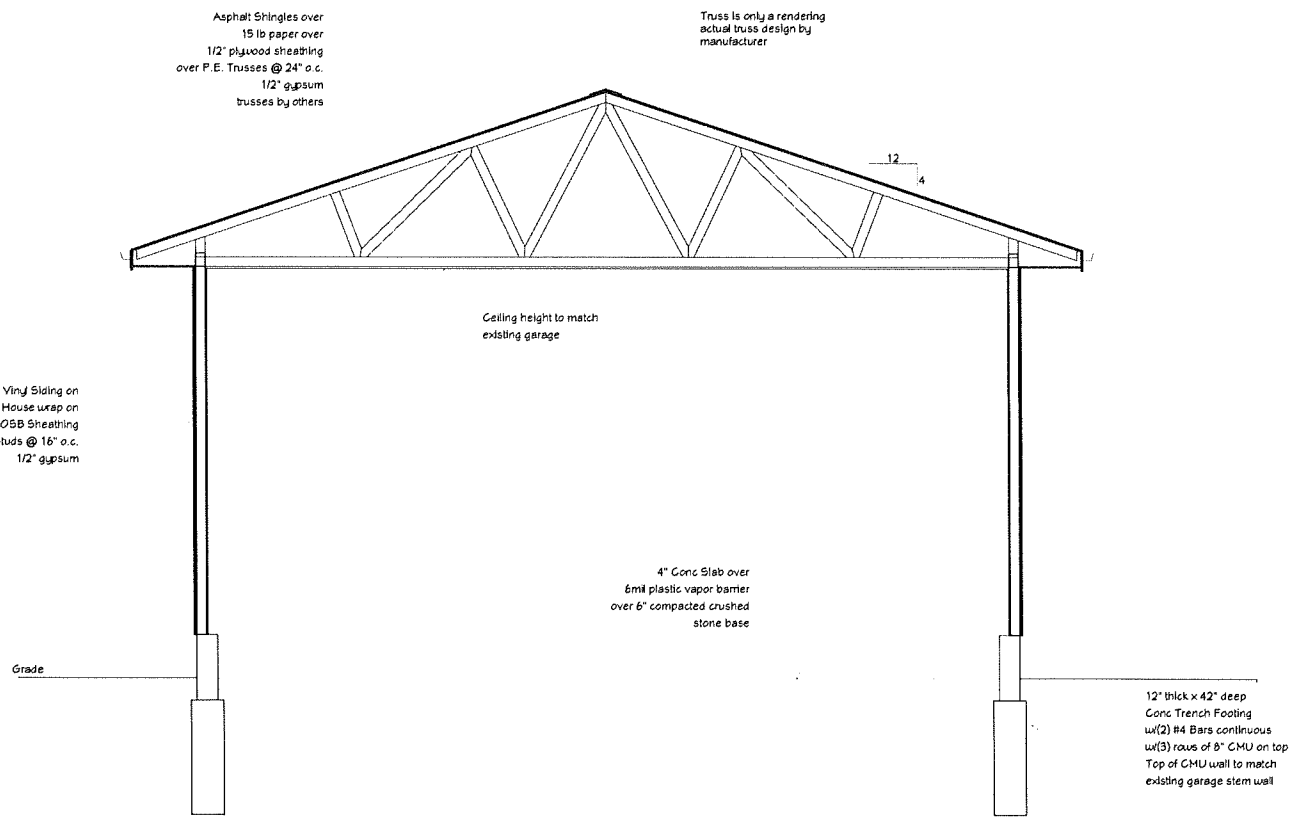
Project Information  
 4425 Ormond Rd  
 White Lake, Michigan 48303

**SARK & ASSOCIATES**  
 ENGINEERS • CONSULTANTS  
 41448 Pentecost, Tel. 519-341-7100  
 White Lake, Michigan 48303  
 greg@csarkinc.com



9/6/21

A0.1



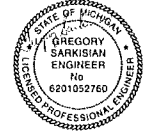
51 Garage Section  
A2 3 Scale 1/2" = 1'

Revision	Date	By	Description
01	11-25-2021	GP	Permits

Sections

Project Information  
4925 Ormond Rd  
White Lake, Michigan 48383

**SARK & ASSOCIATES**  
ENGINEERS • CONSULTANTS  
47445 Fordia Trl, Ste. 147  
White Lake, Michigan 48383  
greg@sarkassoc.com



9/6/21

A2 2



Rendering only  
Garage door style per owner

Asphalt Shingles to  
match existing house

Viny Siding  
Color and style  
per owner

Grade

Front Elevation  
Scale 1/4" = 1'

Number	Date	Revised By	Description
	9/25/21	GS	PERMS

Elevations

Project Information  
4925 Ormond Rd  
White Lake, Michigan 48383

**SARK & ASSOCIATES**  
Business - consultants  
47445 Forthick Trl, Ste 147  
Livonia, Michigan 48153  
greg@sarkassoc.com



9/6/21

A2.1

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

October 13, 2021

Martin Gojcaj  
PO Box 252  
Clarkston, MI 48347

RE: Proposed attached garage and 2<sup>nd</sup> story addition at 4925 Ormond

Based on the submitted plans and scaled aerial views of the property, the proposed residential addition does not satisfy the White Lake Township Clear Zoning Ordinance for R1-D zoning district.

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum front yard setback of 30 ft and minimum side yard setback of 10 ft and maximum lot coverage of 20%

The existing structure is legal non-conforming. The 9,191 sq ft lot contains a residential structure; having approximately a 40 ft front yard setback and 6 ft side yard setback on the north side. The proposed addition would maintain the non-conformity on the side yard and create an additional 14 ft non-conformity to the front yard setback. The maximum lot coverage will also be considered as the addition will most likely put the lot coverage over 20%.

Approval of the building plans would be subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the December 9<sup>th</sup> Zoning Board of Appeals (ZBA) meeting, application must be submitted to the White Lake Township Planning Department no later than November 4<sup>th</sup> at 4:30 PM. **A certified boundary and location survey will be required by the ZBA.** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Spencer".

Nick Spencer, Building Official  
White Lake Township