



WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

Applicant: Home Building Solutions, LLC / Thomas Farr, Builder

Owners: Brandon and Elizabeth Moore

Address: 747 Ranveen Drive, White Lake, Michigan 48386

Parcel Number: 12-26-307-030

Zoning: R1-C, Single Family Residential

Request Summary: Substandard Lot Review

Meeting Date: September 24, 2026

Attachments: Application and Survey

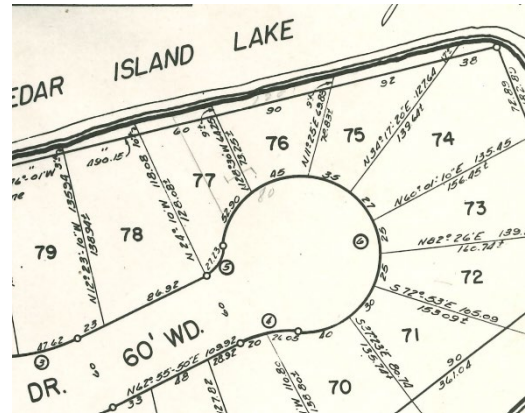
Project Description

The subject property is an approximately 0.192-acre lakefront parcel located at 747 Ranveen Drive and zoned R1-C, Single Family Residential. The property is legally described as Lot 76 and the northeasterly one-half of Lot 77 of Cedar Shores No. 2. The assessing record identifies the property as improved with a 1,728-square-foot bi-level dwelling and an attached 480-square-foot garage.

The applicant proposes to construct a second-story master-suite addition above the existing attached garage. The project would not expand the existing ground-level building footprint. As part of the renovation, an existing bedroom would be eliminated and converted to hallway/open area, so the total number of bedrooms would remain unchanged.



The lot does not satisfy the current minimum lot-area and lot-width requirements of the R1-C district and hence is considered a substandard lot. In addition, the existing garage has approximately 22.3 ft front-yard setback and is closer than the required 35 ft in the rear at ±26-foot rear-yard setback, where 35 feet are required. Because the proposed second-story addition would extend above this existing nonconforming portion of the structure, Zoning Board of Appeals review is required under the Township's Substandard Lot Review provisions.



Site History

Historic aerial imagery from 1963 shows the subject parcel vacant and the parcel in substantially the same configuration as it is today. Township assessing records identify the existing residence and attached garage as having been constructed in 1966. By 1974, the dwelling is clearly visible on the property.



Substandard Lot Review Standards: Sec 7.27 Nonconforming Lots of Record

1. **The lot was legally established pursuant to all applicable provisions of Michigan law or White Lake Township ordinance.**

Staff Comment:

The subject property consists of Lot 76 and the northeasterly one-half of Lot 77 of Cedar Shores No. 2. The original Township plat map depicts Lots 76 and 77 as separate platted lots and contains a longstanding penciled division through Lot 77 that corresponds with the present half-lot configuration. Historic aerial imagery from 1963 shows the parcel vacant in substantially the same configuration, and Township assessing records identify the existing dwelling and attached garage as having been constructed in 1966. The current legal description continues to identify the property as Lot 76 and the northeasterly one-half of Lot 77.

Staff Finding: This standard is met.

2. **The construction that will result from the issuance of said permits will be in keeping with the general character of the neighborhood in which the construction will take place.**

Staff Comment:

The request is for a second-story residential addition above the existing attached garage on an established single-family lakefront lot. The proposed construction does not expand the existing building footprint or introduce a new use, accessory structure, or development pattern that would be inconsistent with the surrounding neighborhood.

The surrounding area is characterized by single-family homes on oddly shaped lakefront lots adjacent to a cul-de-sac, with varied building forms, attached garages, decks, and residential additions. Because the proposed addition is located above the existing garage and remains within the established footprint of the dwelling, its effect on the overall development pattern of the neighborhood is limited.

Staff Finding: This standard is met.

3. **The proposed use will not have a significant effect on adjoining and nearby property owners.**

Staff Comment:

The property would remain in single-family residential use, and the proposed second-story addition would be constructed above the existing attached garage without expanding the building footprint. The project would not relocate the driveway, increase residential density, or create additional traffic or parking demand.

Although the addition would increase the height and mass of the dwelling above the garage, it would remain within the existing developed portion of the property. Compliance with applicable building, drainage, and other permitting requirements will remain necessary during construction.

Staff Finding: This standard is met.

4. **The design of the proposed structure is appropriate for the area, width, and shape of the lot, and is designed in such a fashion as to provide adequate access for fire and other emergency vehicles.**

Staff Comment:

The proposed second-story addition is located above the existing attached garage and does not expand the ground-level footprint of the dwelling. This design responds to the limited dimensions of the substandard lakefront lot by utilizing an already developed portion of the property rather than extending the structure farther into the yard.

The existing driveway and access from Ranveen Drive would remain unchanged and continue to provide vehicular and emergency access to the property. The proposal therefore does not create a new obstruction to emergency access or further reduce the existing side-yard areas at ground level.

Staff Finding: This standard is met.

5. **The proposed design is consistent with the extent to which other developed lots in the subdivision have maintained the setbacks and other required provisions of this Ordinance.**

Staff Comment:

The surrounding portion of Cedar Shores No. 2 is characterized by a number of irregular lakefront-lots resulting from the shape of the peninsula and existing cul-de-sac. The area is developed with single-family homes, garages, decks, and other improvements located at varying distances from side and rear property lines. The current aerial imagery shows that several nearby homes occupy a substantial portion of their lots and reflect the dimensional constraints of the original subdivision layout.

The proposed second-story addition would be constructed above the existing attached garage and would not expand the ground-level footprint of the dwelling. As a result, the proposal would maintain the existing relationship of the structure to the side and rear lot lines rather than creating a new ground-level encroachment. In this context, the design is consistent with the established development pattern of the surrounding subdivision.

Staff Finding: This standard is met.

6. **The nonconforming lot shall meet all other requirements of this Ordinance, which requirements for the purpose of this Section shall be deemed to include reasonable provisions for automobile parking.**

Staff Comment:

The property would remain in single-family residential use and would continue to provide off-street parking through the existing driveway and attached garage. The proposed second-story addition would not reduce the existing parking area or interfere with vehicular access to the property.

Other applicable zoning and building requirements will remain subject to review during the permitting process.

Staff Finding: This standard is met.

7. **In no event shall the side yards be less than five (5) feet to permit fire equipment and other emergency vehicles reasonable access and further to prevent the spreading of fire; the Board of Appeals shall not have the right to vary this provision.**

Staff Comment:

The existing garage is approximately 13 feet from the east side lot line. The proposed second-story addition would be constructed above the existing garage and would not reduce that side-yard setback at ground level. The west side of the dwelling also remains more than five feet from the side lot line.

Accordingly, the proposed construction maintains the absolute five-foot minimum side-yard setback required by Section 7.27(B)(vii).

Staff Finding: This standard is met, subject to verification and continued maintenance of a minimum five-foot side-yard setback.

Motion of Approval

I move to approve the Substandard Lot Review for **747 Ranveen Drive, Parcel 12-26-307-030**, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit construction of a second-story master-suite addition above the existing attached garage because all seven standards were found to be met.

Approval is given on the following conditions:

1. Construction shall be substantially consistent with the submitted architectural/building plans and the mortgage certificate dated September 2, 2026, and shall be limited to the proposed second-story addition above the existing attached garage.
2. The proposed construction shall maintain a minimum five-foot setback from each side lot line. The Building Division may require additional location verification before or during construction.
3. Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.
4. The proposed addition shall not expand the existing ground-level building footprint beyond the existing garage footprint.
5. The applicant shall obtain all required Township permits. This approval applies only to the requested second-story addition and does not constitute approval of any other unpermitted improvement or existing nonconformity.

Motion of Denial

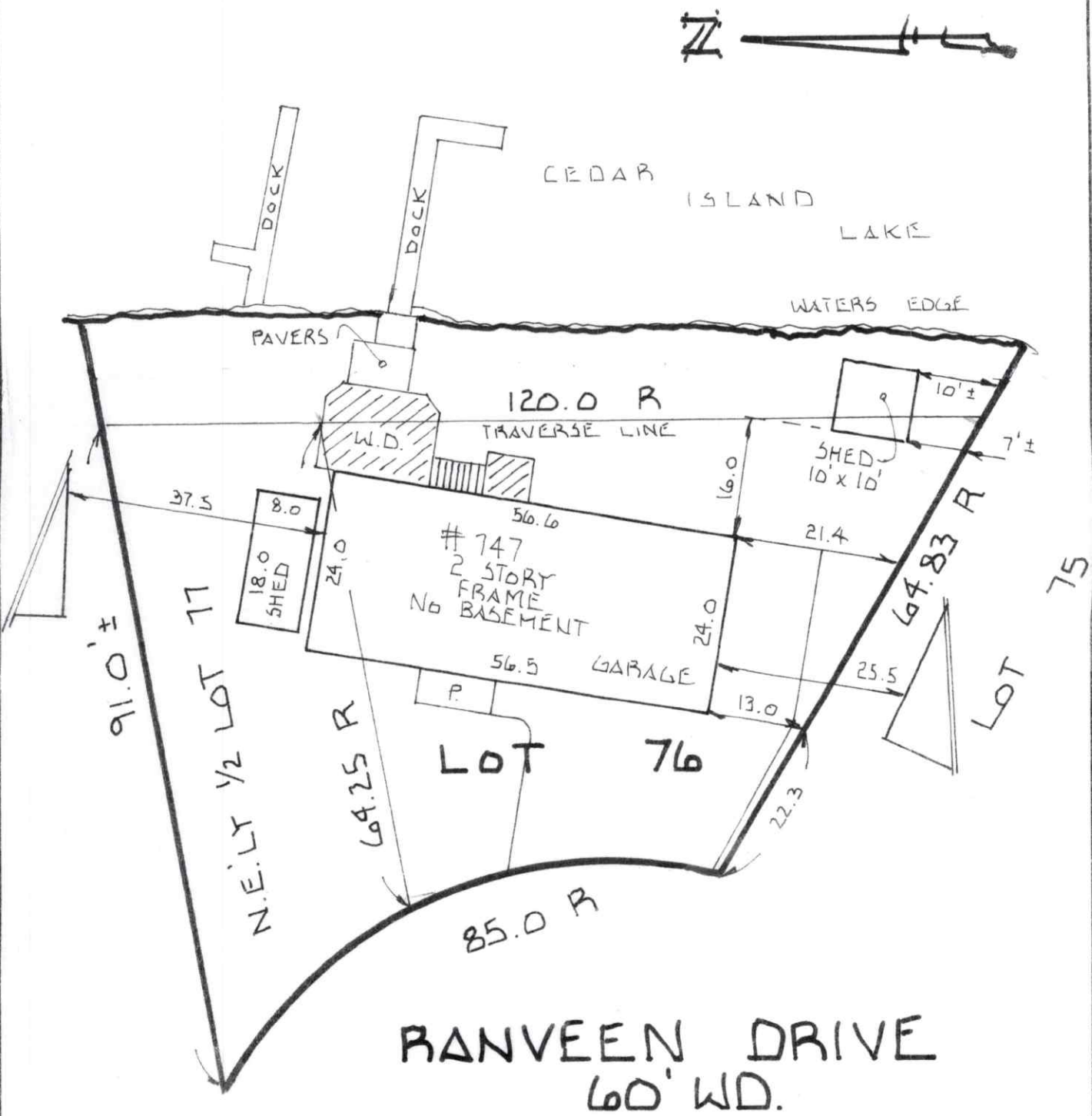
I move to deny the Substandard Lot Review for 8971 Tackels Drive, Parcel 12-13-103-004, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit a 14-foot-wide by 10-foot-deep extension of the in-progress rear addition connecting the dwelling to the existing garage.

Denial is based upon the Zoning Board of Appeals' finding that the request does not satisfy one or more of the standards of Section 7.27(B), specifically:

[identify applicable standard(s) and state the Board's findings on the record].

The Board finds that the deficiencies identified above are sufficient to prevent approval of the Substandard Lot Review as submitted.

Description: Lot 76 and the Northeasterly half of Lot 77, CEDAR SHORES No. 2 a subdivision of part of the Southwest 1/4 of Section 26, T.3N., R.8E., White Lake Township, Oakland County, Michigan. Recorded in Liber 71 of Plats on Page 8, Oakland County Records.



MORTGAGE CERTIFICATE

We hereby certify to _____
a mortgage lender, and certify to all Title Insurance Companies for the purpose of a mortgage loan to be made by said lender to

Brandon Moore and Elizabeth Moore

that we have measured the property herein described: that there are located entirely thereon building(s) and improvement(s) and that said building(s) and improvement(s) are within the property lines and that there are no existing encroachments upon the land and property described, except as shown. **LEGAL DESCRIPTION PROVIDED BY OTHERS.**

*This mortgage certificate was prepared specifically for **IDENTIFICATION PURPOSES** for the sole use of the mortgage and Title Insurance Companies disclosed hereon. Nothing herein shall be construed to give any rights or benefits to the present or future land owners or occupants. This certificate is not intended nor represented to be a land boundary or property line survey and is not to be used to establish property lines, easements, public right-of-way, building lines, conformity or non-conformity to State, County or local ordinances and/or codes, etc. No boundary markers were set.

Job No 8-26-16

Scale: 1"= 20'

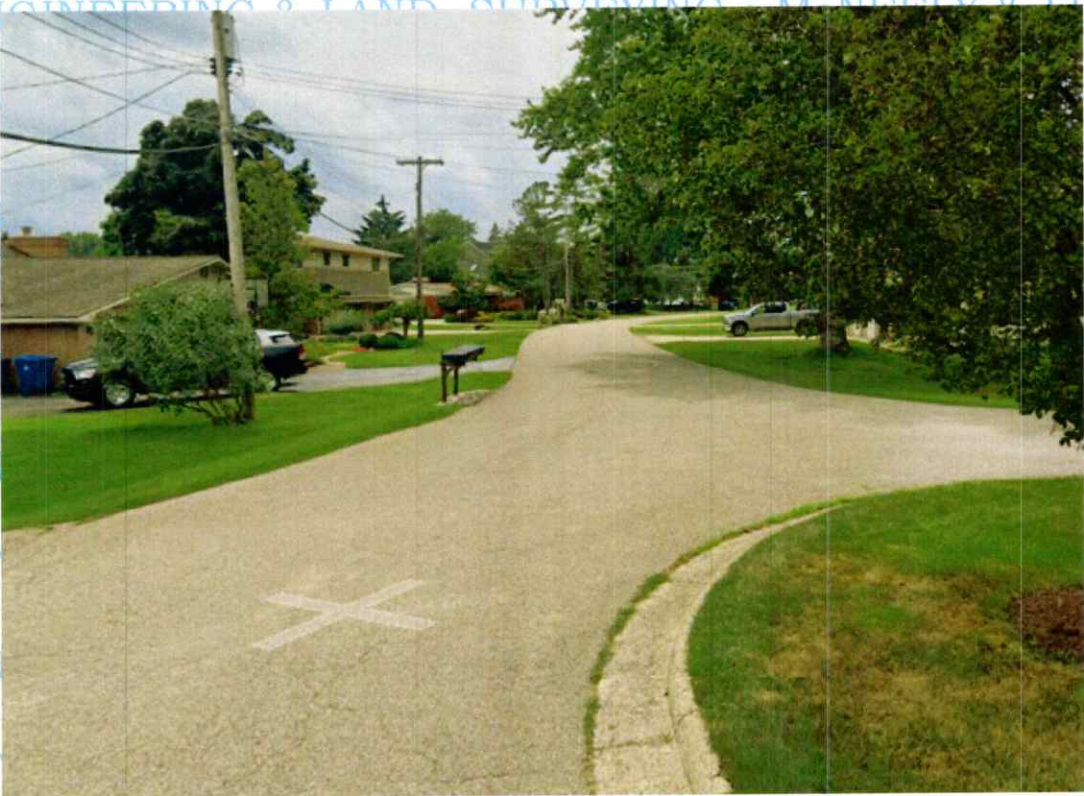
September 2, 2026

By *David P. White*

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WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

THOMAS FARR - BUILDER

NAME: Home Building Solutions PHONE: [REDACTED]

ADDRESS: 43039 Grandriver Ave, Novi MI. 48375

EMAIL: [REDACTED]

INTEREST IN PROPERTY: ☐ PROPERTY OWNER ☒ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 747 Ranveer Dr. ZONING: _____

VALUE OF IMPROVEMENT: \$ 216,180.00 SEV OF EXISTING STRUCTURE: \$ _____

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

The proposed master-suite addition will be constructed above the existing attached garage and will not expand the home's current ground-level footprint. Due to the location of the existing garage and the configuration of the property, the proposed addition slightly encroaches into the required setback. As part of the renovation, an existing bedroom will be eliminated and converted into a hallway open area. Therefore, the project will not increase the total number of bedrooms in the home. The requested variance is the minimum necessary to allow the addition to follow the existing structure. To further minimize the reg-variance, the proposed soffit can be shortened.

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: Thomas Farr

DATE: 8-26-26

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



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

WHITE LAKE TOWNSHIP

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

June 11, 2026

Brandon and Elizabeth Moore
747 Ranveen Dr
White Lake, MI 48386

Re: Proposed 2nd Story Addition

Based on the submitted plans, the proposed 2nd story does not satisfy the White Lake Township Clear Zoning Ordinance for R1-C zoning district.

Article 3.1.5 of the White Lake Township Clear Zoning Ordinance: Requires a minimum side yard setback of 10 ft each side, rear yard setback of 35 ft, minimum lot width of 100 ft, and minimum lot area of 16,000 sq ft.

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.

The existing lot and structure are legal non-conforming. The approximate 8,341 sq ft, 98 ft wide lot contains a residential structure that does not meet the required side yard and front yard setbacks. The proposed 2nd story addition increases the cubic content of the non-conforming structure over the existing garage which has an approximate 6.4 ft side yard setback on the east side and approximate 26 ft rear yard setback measured from the water's edge.

Furthermore, **Article 5.3** states; in no instance shall any portion of the proposed structure, including overhangs and gutters, project closer than 5 ft to either side yard lot line. **The plot plan should clearly define whether the setback measurement is to the overhang or side wall.** No board, commission or department can grant approval to any structure, or portion of structure within the 5 ft side yard setback.

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 July 23rd Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than June 25th at 4:30 PM. ***Be advised, a certified boundary and location survey showing existing structures, proposed structures, and setbacks will be required by the ZBA.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

August 26, 2020

White Lake Township Building Department
7525 Highland Road
White Lake, MI 48383

RE: Letter of Authorization – Zoning Board of Appeals
Property Owners: Lizzy and Brandon Moore
Property Address: 747 Ranveen Drive, White Lake, MI 48383

To Whom It May Concern:

We, Lizzy and Brandon Moore, owners of the property located at **747 Ranveen Drive, White Lake, Michigan 48383**, hereby authorize **Home Building Solutions** and its representatives to act on our behalf regarding the proposed home addition.

This authorization includes communicating with White Lake Township, submitting documents related to the project, and representing us throughout the Zoning Board of Appeals application and review process.

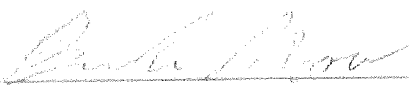
Please contact us if any additional information or authorization is required.

Sincerely,



Lizzy Moore

Date: 8/26/2020



Brandon Moore

Date: 8-26-2020