



WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

Applicant: Matthew Cottrell

Owners: Matthew Cottrell and Gina Wlodarski

Address: 10400 Cedar Island Road, White Lake, Michigan 48386

Parcel Number: 12-27-454-006

Zoning: R1-C, Single Family Residential

Request Summary: Substandard Lot Review to permit reconstruction of the existing garage and construction of an attached residential addition with an approximately 6-foot west side-yard setback, where an 8-foot setback is otherwise permitted for the substandard lot.

Meeting Date: September 24, 2026

Attachments: Application and Survey

Project Description

The subject property is a lakefront parcel located at 10400 Cedar Island Road and zoned R1-C, Single Family Residential. Township assessing records identify the property as Lot 36 of Cedar View No. 1, approximately 0.272 acres in area, and improved with a 936-square-foot ranch dwelling and a 440-square-foot detached garage, both identified as having been constructed in 1957.

The applicant proposes to reconstruct the existing garage and construct an addition connecting the garage to the dwelling. According to the application, the existing garage was constructed within a utility easement and has experienced floor failure that created safety concerns. The replacement garage would be narrowed to avoid the easement, while the proposed addition would connect the reconstructed garage to the residence and improve access between the house and the water.



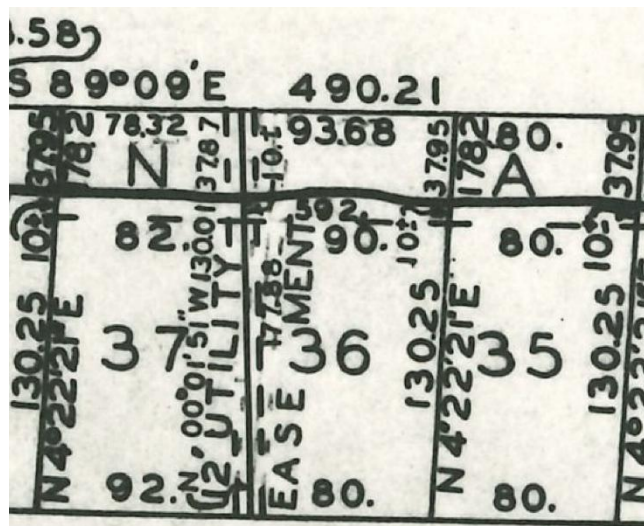
The property is considered a substandard lot because it does not meet the current minimum lot-width requirement of the R1-C district. The Building Official determined that the applicable side-yard setback may be reduced from 10 feet to 8 feet by right due to the lot's substandard width. The proposed reconstructed garage and attached addition would maintain an approximately 6-foot west side-yard setback, requiring an additional 2 feet of relief through the Substandard Lot Review process.

Site History

The property is **Lot 36 of Cedar View No. 1**, a subdivision approved in **1957**. The lot has remained in the same general configuration since the subdivision was created.

Township assessing records show that the existing house and detached garage were also constructed in **1957**. The current legal description continues to identify the property as Lot 36 of Cedar View No. 1, and the assessing records do not identify a later split or combination.

The lot's substandard width and existing development pattern are therefore longstanding conditions rather than the result of a recent land division.



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 is Lot 36 of Cedar View No. 1, which was platted and approved in 1957. The current legal description continues to identify the property as Lot 36, and Township assessing records do not identify a later split or combination.

The lot's substandard width is therefore a longstanding condition associated with the original subdivision rather than the result of a recent land division.

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 property would remain in single-family residential use. The proposal involves reconstruction of the existing garage and construction of an addition connecting the garage to the existing dwelling. The work would remain residential in character and would not introduce a new use or building type inconsistent with the surrounding lakefront neighborhood.

The replacement garage would also be narrower than the existing garage in order to move the structure away from the existing utility easement.

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 improvements would not increase residential density or introduce additional traffic, parking demand, or activity beyond that normally associated with a single-family dwelling.

Although the reconstructed garage and attached addition would be located approximately six feet from the west property line, the proposal maintains approximately six feet of separation from the adjoining property line and exceeds the absolute five-foot minimum side-yard setback established by Section 7.27(B)(vii). Compliance with applicable building, drainage, and other permitting requirements will remain necessary.

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 design responds to the limited width of the lot and the location of the existing utility easement. According to the applicant, the existing garage extends into the easement. The proposed garage would be reconstructed at a narrower width, allowing it to be moved away from the easement while maintaining a functional garage and providing an attached connection to the residence.

The submitted site plan maintains approximately six feet between the proposed construction and the west property line, which remains greater than the five-foot minimum established for emergency access and fire separation. Vehicular access from Cedar Island Road would remain available.

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:

Cedar View No. 1 was platted in 1957 with a series of relatively narrow residential lots along Cedar Island Road and the water. The subject lot and surrounding properties were developed within this original subdivision pattern.

The proposed design responds to these existing dimensional limitations by reconstructing the garage at a narrower width and maintaining approximately six feet from the west property line. While this is less than the otherwise applicable reduced side-yard setback, it remains above the absolute five-foot minimum required for a substandard-lot approval.

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 continue to provide off-street parking through the reconstructed garage and existing driveway. The proposal does not eliminate required parking or interfere with vehicular access to the property.

All other applicable zoning, building, and permitting requirements will remain subject to review prior to construction.

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 submitted site plan depicts the proposed reconstructed garage and attached addition approximately **six feet from the west side property line**. The proposal therefore remains above the absolute five-foot minimum side-yard setback required by Section 7.27(B)(vii). The Board does not have authority to reduce this setback below five feet.

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 **10400 Cedar Island Road, Parcel 12-27-454-006**, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing garage and construction of an attached residential addition with an approximately 6-foot west side-yard setback 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 site plan and survey and shall be limited to the proposed reconstructed garage and attached residential addition.
2. The reconstructed garage and attached addition shall maintain the approximately 6-foot west side-yard setback shown on the approved plans and shall not be located closer to the west property line without further Zoning Board of Appeals approval
3. Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.
4. The applicant shall obtain all required Township permits. This approval applies only to the proposed garage reconstruction and attached addition shown on the approved plans and does not constitute approval of any other unpermitted improvement or deviation from the approved site layout.

Motion of Denial

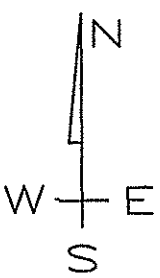
I move to deny the Substandard Lot Review for **10400 Cedar Island Road, Parcel 12-27-454-006**, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit reconstruction of the existing garage and construction of an attached residential addition with an approximately 6-foot west side-yard setback.

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.

NEW GARAGE & TOPOGRAPHICAL SURVEY

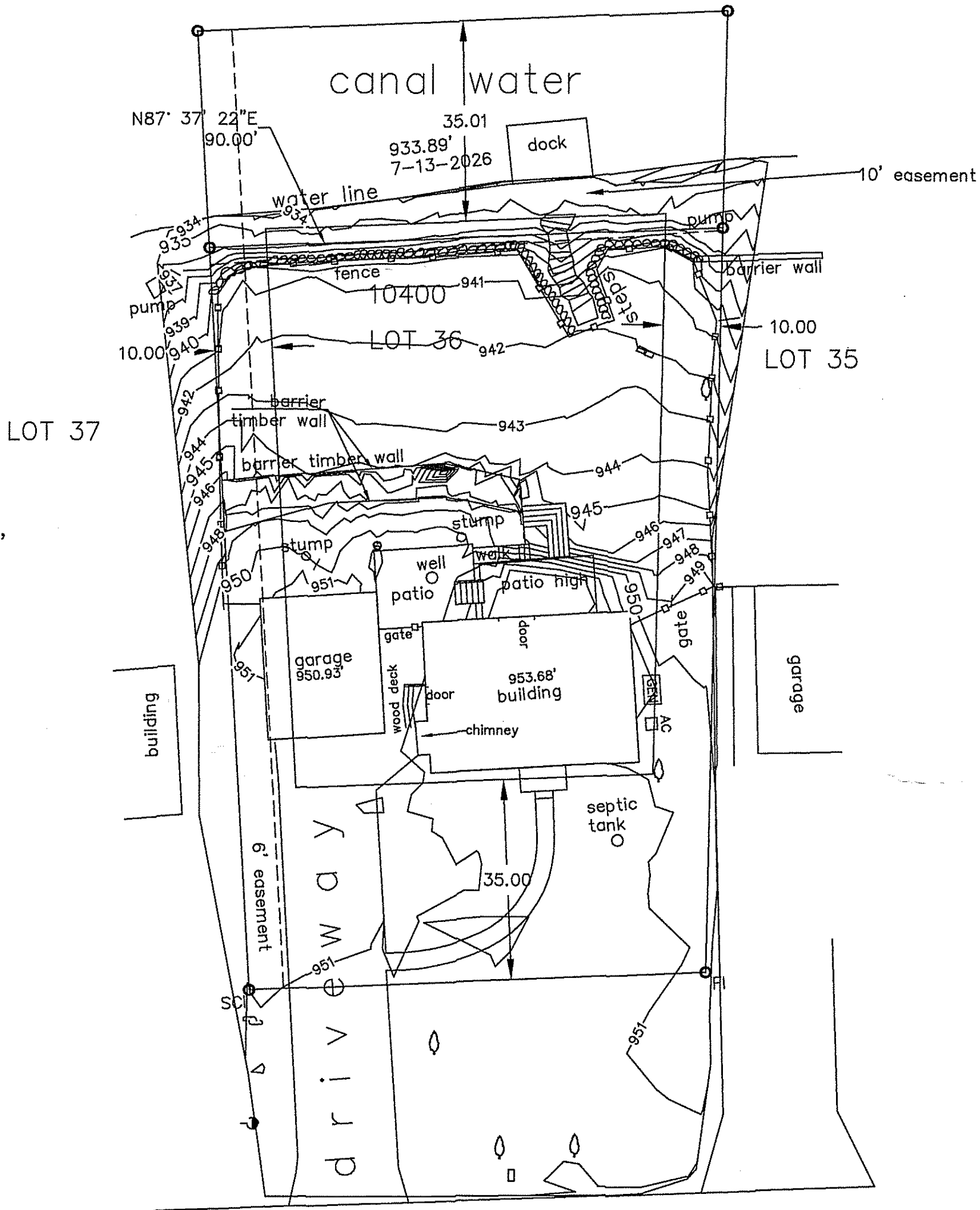
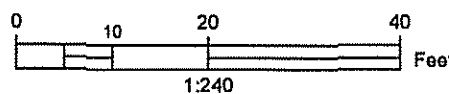


I Steve K Kamash , Surveyor,
CERTIFY; THAT I HAVE
SURVEYED THE PROPERTY
HEREIN DESCRIBED, SET IRON
STAKES AT ALL POINTS
MARKED.
1" DIAMETER & 18" LONG
BAR HAVE BEEN PLANTED
AT POINTS MARKED.

The Bearings and Distances
Presented in the Plat are
Actual Field Work

LEGEND

- X -CHISEL
- FP -FOUND PIPE
- FI -FOUND IRON
- SCI-SET CAPPED IRON
- Q -POWER POLE



Cedar Island Rd. 60' WD.



Steve Kamash
8-19-2026

LEGAL DESCRIPTION	PROJECT	NAME & ADDRESS	SURVEYOR	AREA
" Cedar View NO. 1 " A Subdivision of part of the W. 1/2 of the S.E. 1/4 Sec. 27 and W. 1/2 of the N.E. 1/4 SEC. 34 T-3-N, R-8-E., White Lake, Oakland County, Michigan. Lot 36	Topographical Survey	Matthew Cottrell 10400 Cedar Island Rd. White Lake, MI 48386 708-648-0060 matthewthomascottrell@gmail.com	Steve K Kamash PPM Land Surveying 5771 Farmington Rd. W. Bloomfield MI 48322 248-346-8986 skamash@yahoo.com	Lot 36 Area=14,514 Sft =0.33 Acres
	sidwell # 12-27-454-006			DATE June 4, 2026

Proposed

NEW ADDITION & SITE PLAN

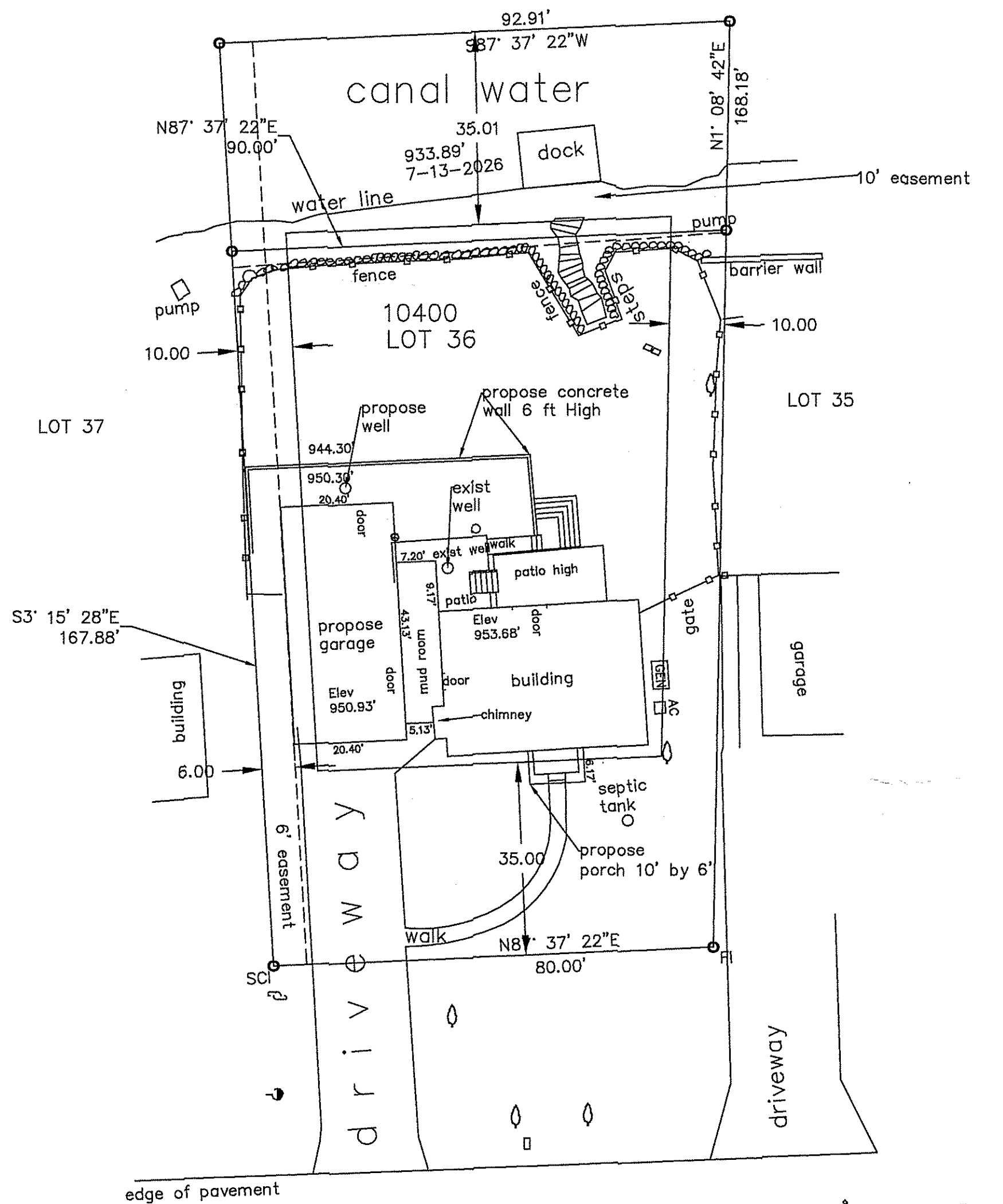
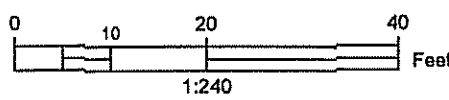


I Steve K Kamash , Surveyor,
CERTIFY; THAT I HAVE
SURVEYED THE PROPERTY
HEREIN DESCRIBED, SET IRON
STAKES AT ALL POINTS
MARKED.
1" DIAMETER & 18" LONG
BAR HAVE BEEN PLANTED
AT POINTS MARKED.

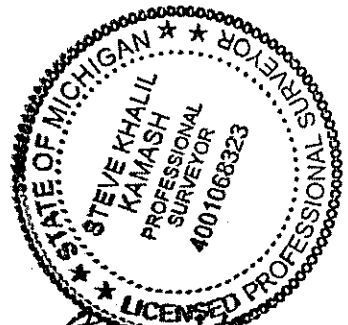
The Bearings and Distances
Presented in the Plat are
Actual Field Work

LEGEND

- X -CHISEL
- FP -FOUND PIPE
- FI -FOUND IRON
- SCI-SET CAPPED IRON
- Q -POWER POLE



Cedar Island Rd. 60' WD.



Steve Kamash
8-19-2026

water elev=933.89'
7-13-2026

LEGAL DESCRIPTION	PROJECT	NAME & ADDRESS	SURVEYOR	AREA
" Cedar View NO. 1 " A Subdivision of part of the W. 1/2 of the S.E. 1/4 Sec. 27 and W. 1/4 of the N.E. 1/4 SEC. 34 T-3-N, R-8-E., White Lake, Oakland County, Michigan. Lot 36	Topographical Survey	Matthew Cottrell 10400 Cedar Island Rd. White Lake, MI 48386 708-648-0060 matthewthomascottrell@gmail.com	Steve K Kamash PPM Land Surveying 5771 Farmington Rd. W. Bloomfield MI 48322 248-346-8986 skamash@yahoo.com	Lot 36 Area=14,514 Sft =0.33 Acres
	sidwell # 12-27-454-006			DATE June 4, 2026

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: MATTHEW COTTRELL PHONE: [REDACTED]
ADDRESS: 10400 CEDAR ISLAND RD, WHITE LAKE, MI, 48386
EMAIL: [REDACTED]
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 10400 CEDAR ISLAND RD ZONING: R1-C
VALUE OF IMPROVEMENT: \$ 40,000 SEV OF EXISTING STRUCTURE: \$ _____

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

ORIGINAL GARAGE WAS BUILT INTO UTILITY EASEMENT, FLOOR WAS BUCKLED CREATING SAFETY CONCERNS. NEW GARAGE WILL BE BUILT NARROWER TO HONOR EASEMENT AND MINIMUM SIDE LOT WHILE BEING EXTENDED TO MAKE UP SQ FT LOST AND TO IMPROVE USABILITY. FINALLY GARAGE WILL BE ATTACHED TO HOUSE AS A FURTHER IMPROVEMENT AND TO AID IN CONTROLLING ACCESS TO WATER.

* SUBSTANDARD LOT SIZE

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: [Signature] DATE: _____

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

August 10, 2026

Matthew Cottrell
10400 Cedar Island Rd
White Lake, MI 48386

Re: Proposed garage and addition

Based on the submitted plans, the proposed addition does not comply with the setback requirements of the White Lake Township Clear Zoning Ordinance for the 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 and minimum lot width of 100 ft.

Your 80-foot wide lot is considered a **substandard lot** under Section 5.4 of the Zoning Ordinance. For a lot of this width, the Ordinance allows the minimum side yard setback to be reduced to **8 feet by right**. The proposed reconstructed garage and attached addition would have a west side yard setback of approximately **6 feet**, where **8 feet is required**. As a result, additional relief is required from the White Lake Township Zoning Board of Appeals (ZBA) through the substandard lot review process. The proposed 6-foot setback would require an additional **2 feet of relief** from the otherwise applicable 8-foot setback. The ZBA has authority to consider additional setback relief for qualifying substandard lots; however, approval is not guaranteed.

Approval of the building plans is therefore contingent upon obtaining the necessary ZBA approval. To be considered for the **September 24, 2026 ZBA meeting** a complete application must be submitted to the White Lake Township Planning Department no later than **August 27, 2026 at 4:30 p.m.** Please be advised that a **certified boundary and location survey** showing existing and proposed structures, setback dimensions, well and septic locations, and total lot coverage may be required as part of the ZBA review. The Planning Department can be reached at **(248) 698-3300, ext. 5**.

Sincerely,

Nick Spencer, Building Official
White Lake Township