



WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

Applicant: Harris Building and Development, Inc.

Owner: Mary Charter

Address: 3680 Jackson Boulevard, White Lake, Michigan 48383

Parcel Number: 12-07-151-024

Zoning: R1-C, Single Family Residential

Request Summary: Substandard Lot Review to permit demolition of the existing single-family dwelling and construction of a new single-family residence and attached garage on a lot that does not satisfy the current minimum lot-area and lot-width requirements of the R1-C district.

Meeting Date: September 24, 2026

Attachments: ZBA application; proposed site plan dated September 16, 2026



Project Description

The subject property is an approximately 0.170-acre lakefront parcel located at 3680 Jackson Boulevard and zoned R1-C, Single Family Residential. Township assessing records identify the property as having approximately 50 feet of frontage and as currently improved with a 1,512-square-foot single-family dwelling constructed in 1926.

The applicant proposes to demolish the existing dwelling and construct a new single-family residence with an attached garage. The September 16, 2026 site plan depicts the proposed residence, garage, driveway, patio/outdoor area, and associated improvements within the existing lakefront parcel.

The property does not satisfy the current minimum lot-area and lot-width requirements of the R1-C district and is therefore considered a substandard lot.

[illegible]

ROAD AROUND NORTHEAST
OF WHITE LAKE, MICH

Site History

Township assessing records identify the existing single-family dwelling as having been constructed in **1926**. The property has therefore been developed as a residential lot for approximately 100 years, well before adoption of the current R1-C lot-area and lot-width requirements.

The current assessing record continues to identify the property as **Bakers Point Lot 1** and contains no record of a later split or combination. The parcel's substandard dimensions and unusual relationship to the adjoining Jackson Boulevard right-of-way are therefore

longstanding conditions associated with the original subdivision layout 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 identified as Lot 1 of the Bakers Point subdivision. The recorded subdivision plat depicts Lot 1 in substantially its present configuration, and the current legal description continues to identify the property as Bakers Point Lot 1. Township assessing records do not identify a subsequent split or combination date.

The parcel's substandard area and width are therefore longstanding conditions associated with the original subdivision layout 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 proposal would replace an existing single-family dwelling with a new single-family residence and attached garage on an established residential lakefront lot. The surrounding portion of Bakers Point is developed with single-family homes on relatively small and irregularly shaped lakefront parcels.

The proposed residence would continue the established residential use of the property and would not introduce a new use or development pattern inconsistent with the surrounding neighborhood.

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 residence would replace an existing single-family dwelling on the site. The proposal would not increase residential density or introduce a use expected to generate traffic, parking demand, noise, or activity substantially different from the existing residential use.

The proposed improvements would remain contained within the subject parcel, and the submitted site plan maintains separation from adjoining properties consistent with the dimensional limitations of the lot. Compliance with applicable building, drainage, utility, and other permitting requirements will remain necessary during development.

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 residence has been designed around the limited width and irregular configuration of the lakefront parcel. The September 16, 2026 site plan places the residence and attached garage within the available developed area and provides vehicular access from Jackson Boulevard.

A 20-foot-wide lane located immediately south of the property is part of the Jackson Boulevard right-of-way and creates an unusual corner-lot condition. Strict application of the required 30-foot front-yard setback along this boundary would substantially restrict the available building envelope. The applicant has therefore designed the residence by treating this boundary as a side yard. Given the unusual configuration of the right-of-way and the lane's apparent function as public lake access rather than a conventional roadway, staff finds the proposed arrangement appropriate for this particular lot.

The proposed driveway provides direct access from Jackson Boulevard and does not appear to create an obstruction to emergency access.

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:

Bakers Point contains a pattern of relatively small and irregular lakefront lots resulting from the original subdivision layout. Surrounding properties have developed with single-family homes, garages, decks, driveways, and other residential improvements arranged within the dimensional constraints of those lots.

The unusual 20-foot lane adjoining the south property line further limits the subject property because its location within the Jackson Boulevard right-of-way technically creates an additional front-yard condition. Strict application of the 30-foot front-yard setback along the lane would substantially restrict the practical building envelope. The applicant's proposed treatment of this boundary as a side yard accommodates redevelopment of the property while maintaining separation from the lane and is reasonable in light of the physical development pattern and unique configuration of this portion of the 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 proposed site plan provides an attached garage and driveway to accommodate off-street parking for the single-family residence. The proposed development would not rely upon the adjoining 20-foot lane for required parking and would provide direct vehicular access from Jackson Boulevard.

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:

Under the applicant's proposed treatment of the south property line as a side yard, the September 16, 2026 site plan maintains at least the absolute five-foot minimum side-yard separation required by Section 7.27(B)(vii). The proposed residence also maintains the required minimum separation along the opposite side of the dwelling.

Because Section 7.27(B)(vii) expressly prohibits the Zoning Board of Appeals from reducing a side yard below five feet, maintenance of this minimum setback shall be required as a condition of any approval.

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 **3680 Jackson Boulevard, Parcel 12-07-151-024**, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit demolition of the existing single-family dwelling and construction of a new single-family residence with an attached garage because all seven standards were found to be met.

Approval is given on the following conditions:

1. The legal setbacks shall be established in conjunction with the submitted site plan dated September 16, 2026.
2. The proposed construction shall maintain a minimum five-foot setback from the north and south property lines. 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. 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 **3680 Jackson Boulevard, Parcel 12-07-151-024**, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit demolition of the existing single-family dwelling and construction of a new single-family residence with an attached garage.

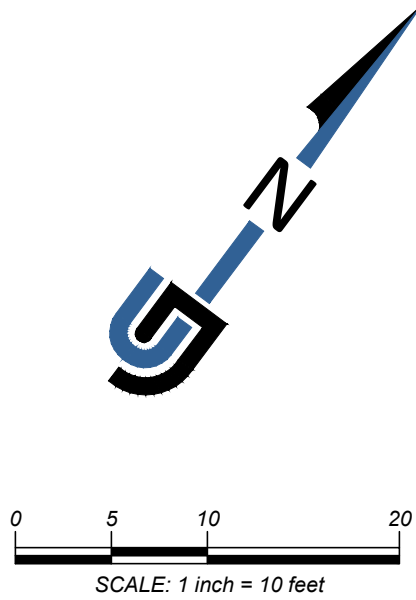
Denial is based upon the Zoning Board of Appeals' finding that the request does not satisfy one or more of the standards of Section 7.27(B), specifically:

[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

M:\JMLOR GROUP\PROJECT FOLDERS\HARRIS BROTHERS BUILDINGS\BASE\260623 - 3680 JACKSON BOULEVARD 09-16-26.DWG

SYMBOL	DESCRIPTION
○ FIR	FOUND IRON ROD
○ FCI	FOUND CAPPED IRON
(R)	RECORDED BEARING
(M)	MEASURED BEARING
— OH —	EX. OVERHEAD LINES
— GAS —	EX. TREELINE
—	EX. UNDERGROUND GAS
AC	EX. WALL
AC	EX. AIR CONDITIONER
CB	EX. CATCH BASIN/STM. INLET
⊗	EX. CLEAN OUT
⊕	EX. ELECTRIC METER
⊕	EX. GAS METER
⊕	EX. GUY ANCHOR
⊕	EX. LIGHT POLE
⊕	EX. UTILITY POLE
⊕	EX. WELL
⊕	EX. TREE (DECIDUOUS/CONIFER)



LOCATION MAP
NO SCALE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 7
TOWN 3 NORTH, RANGE 8 EAST
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MICHIGAN

DATE: 9/16/2026

REVISIONS

CLIENT: HARRIS BUILDING AND DEVELOPMENT, INC.
LOCATION: 3680 JACKSON BOULEVARD PARCEL NO. 12-07-151-024
DR BY: ACS
CK BY: ROM
P.M. JFT
SCALE: 0 5 10
JOB NO. 260623
SHEET NO. 1

ZBA PLAN - A

ZONING:

R1-C, SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACKS:

FRONT: 35 FEET MINIMUM
REAR: 35 FEET MINIMUM
SIDES: 10 FEET ONE SIDE, 20 FEET TOTAL BOTH
LAKE SETBACK: 25 FEET

*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH THE TOWNSHIP OF WHITE LAKE AND/OR ANY HOMEOWNER'S ASSOCIATION ORDINANCE PRIOR TO DESIGN.

BENCHMARK'S:

RIM OF THE CATCH BASIN IN FRONT OF #21848 JACKSON BLVD..
ELEVATION: 1021.91 (N.A.V.D. 88)

SURVEY NOTES:

- TITLE WORK WAS NOT PROVIDED. ANY EXISTING EASEMENTS HAVE NOT BEEN SHOWN.
- A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.
- BEARINGS ARE BASED ON THE NORTHERLY LINE OF SUBJECT PROPERTY BEING S51°17'W PER PLAT.

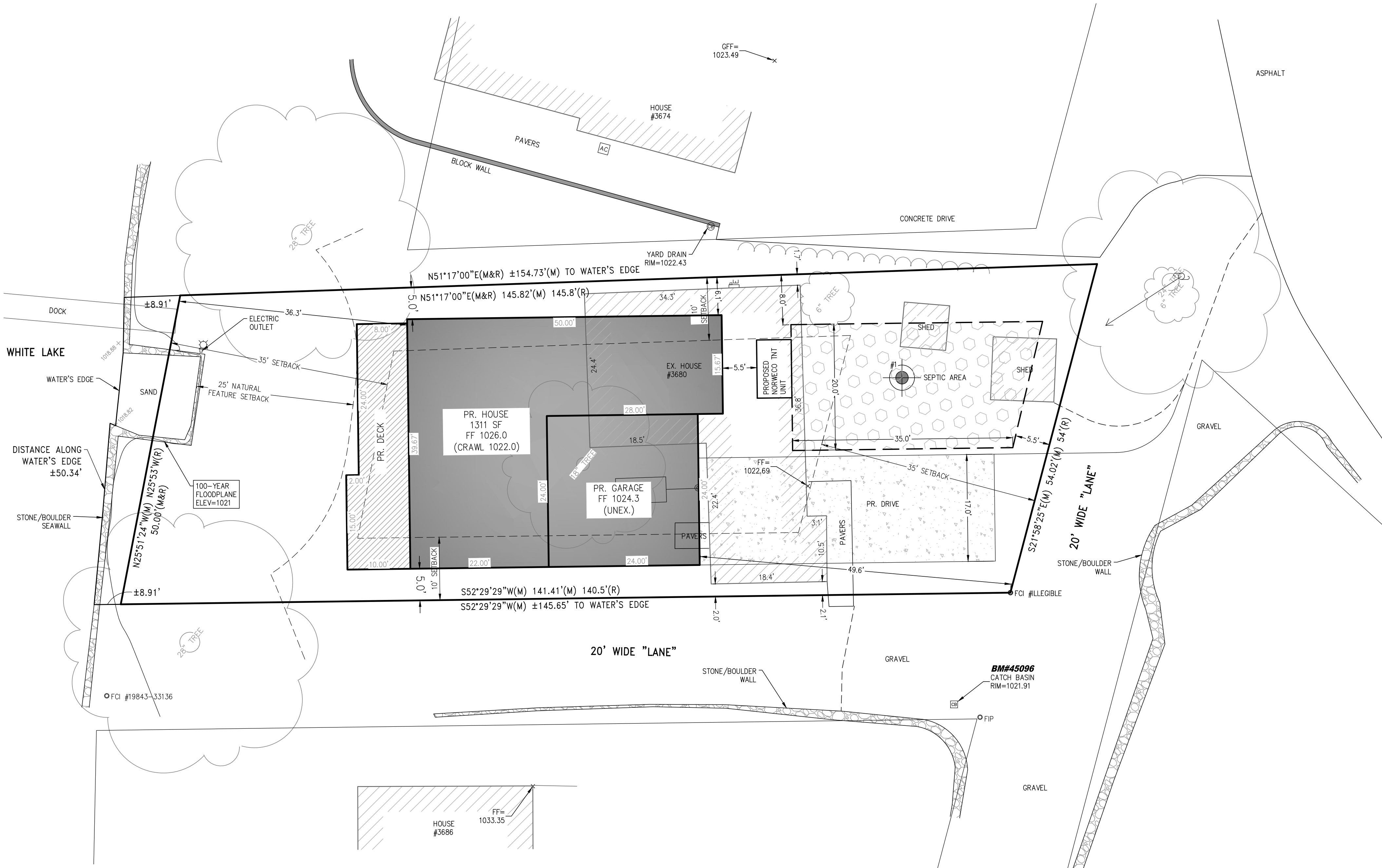
LEGAL DESCRIPTION (BY OTHERS):

LOT 1 OF "BAKER'S POINT", A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 24 OF PLATS, PAGE 11, OAKLAND COUNTY RECORDS.

FLOOD HAZARD STATEMENT:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "AE" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0312F (COMMUNITY ID NO. 260479 - TOWNSHIP OF WHITE OAK, OAKLAND COUNTY, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "AE" INDICATES BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. (ELEVATION = 1021 FEET N.A.V.D.88)

SOILS:
SANTARIAN: MATT MEHNERT
PK #1
12" SANDY LOAM TOPSOIL
21" SAND
12" LOAMY SAND, MOTTLED, WET
12" WATER SAND, GRAY
HSWT @ 33"
GWT @ 45"



WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Don & Mary Charter PHONE: [REDACTED]
ADDRESS: 3680 Jackson Blvd. White Lake MI 48383
EMAIL: [REDACTED]
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 3680 Jackson Blvd White Lake 48383 ZONING: Residential
VALUE OF IMPROVEMENT: \$ 500 K SEV OF EXISTING STRUCTURE: \$ 230,890

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

Sub Standard

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: Mary Charter DATE: 8/25/26