

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Zoning Board of Appeals
FROM: Sean O'Neil, Community Development Director
DATE: July 17, 2025



Agenda item: 8C

Appeal Date: July 24, 2025

Applicant: Kit Klekamp

Address: 9708 Mandon Road
White Lake, MI 48486

Location: 9708 Mandon Road
White Lake, MI 48486

Zoning: R1-D Single Family Residential

Property Description

The approximately 0.50-acre (21,760 square-foot) parcel identified as Parcel Number 12-35-126-010 is located within the Cedar Lake Park subdivision and is zoned R1-D (Single Family Residential). The property currently has a single-family residence with a detached two-car garage located on it, as well as a small shed in the rear yard. Additionally, the property is served by a private septic and well (both locations provided by the applicant). This lot has a width of 45 feet along its 9708 Mandon Road frontage.

Applicant's Proposal

The Applicant is proposing to add both first and second story additions to the existing structures. The additions would connect the existing house and garage, on the main level, and would then add a second story along the entire length as well. The additions would have a front yard setback of 27.3 feet and an east side setback of 6.4 feet. The applicant describes that he is seeking variances for his proposed plan because, while he is maintaining the existing setbacks, he is limited in his ability to add onto the house due to the narrow lot size. He also stated that he has a family medical issue that is also factoring into his request.

Planner's Report

The existing lot is legally nonconforming. Per Section 3.1.6 of the Zoning Ordinance, the minimum lot width in the R1-D zoning district is 80 feet. In this case, the lot width is deficient by 35 feet. Please note that while the agenda and publication state that a variance is also needed for lot area, that is not actually the case here as the parcel is nearly double the minimum size required. Section 3.1.6 also calls for both a 30 foot front yard setback and a 10 foot side yard setback, and the proposal is deficient on both, resulting in setbacks of 27.3 feet and 6.4 respectively. Additionally, Section 7.23 ordinance requires that a variance be obtained for enlarging an existing nonconforming structure, which is the current request. Finally, Section 7.27 of the ordinance requires that a variance be obtained for any nonconforming lot where the required setbacks cannot be met, which is the case here, and that was not created by the applicant. It should be noted that, according to the survey provided, the proposed additions will indeed follow the existing front and side yard setbacks of the house and garage, and the proposed deck is not covered and does not require a variance.

The requested variances are listed in the following table:

Variance #	Ordinance Section	Subject	Standard	Requested Variance
1	Section 3.1.6	Minimum Front Yard Setback	30 feet	2.7 feet
2	Section 3.1.6	Minimum Side Yard Setback (East)	10 feet	3.6 feet
3	Section 3.1.6	Minimum Lot Width	80 feet	35 feet
4	Section 7.23	Nonconforming Structures	Cannot be enlarged	Addition of two covered decks onto the lakefront side of the structure
5	Section 7.27	Nonconforming Lots of Record	Only developable if setbacks are met	Developable even if setback requirements are not met

Zoning Board of Appeals Options:

Approval: I move to approve the variances requested by Kit Klekamp from Section 3.1.6, 7.23, and Section 7.27 of the Zoning Ordinance for Parcel Number 12-35-126-010 identified as 9708 Mandon Road, in order to build both first and second story additions onto the existing structure. Variances from Section 3.1.6 are granted to allow for construction on a lot that is 35 feet less than the minimum lot width required in the R1-D zoning district, and for both front yard and (east) side yards which will result in variances of 2.7 feet and 3.6 feet respectively. Additionally, a variance from Section 7.23 is also granted to allow for the enlargement of a nonconforming structure. Finally, a variance from Section 7.27 of the Zoning Ordinance is also granted to allow for development on a lot that does not meet the minimum Ordinance requirements for lot width. This approval has the following conditions:

1. The Applicant shall obtain all necessary permits from the White Lake Township Building Division and the Oakland County Health Division.
2. No mechanical units, including a 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.

3. Per Section 5.3, all portions of the proposed structure (including the roof/soffits/gutters) shall be setback a minimum of five (5) feet from the property lines.
4. A foundation certificate shall be required prior to vertical construction.
5. An as-built survey shall be required to verify the approved setbacks.

Denial: I move to deny the variances requested by Kit Klekamp for Parcel Number 12-35-126-010, identified as 9708 Mandon Road due to the following reason(s):

Postpone: I move to postpone the appeal of Kit Klekamp *to a date certain or other triggering mechanism* for Parcel Number 12-35-126-010, identified as 9708 Mandon Road to consider comments stated during this public hearing.

Attachments:

1. Variance application dated May 30, 2025.
2. Applicant's explanatory letter.
3. Survey showing proposed plan dated June 12, 2024, with revisions on July 15, 2025.
4. Floor plans and elevations of the proposed additions.
5. Residential Property Profile from Oakland County Gateway proving ownership.

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.

CHARTER TOWNSHIP OF WHITE LAKE
ZONING BOARD OF APPEALS APPLICATION
Community Development Department, 7525 Highland Road,
White Lake, Michigan, 48383
(248) 698-3300 x5

APPLICANT'S NAME: Kit Klekamp PHONE: 7346582214
ADDRESS: 9708 Mandon Rd. White lake 48386
APPLICANT'S EMAIL ADDRESS: HWOLVERINE1@hotmail.com
APPLICANT'S INTEREST IN PROPERTY: ☒ OWNER ☐ BUILDER ☐ OTHER: _____

ADDRESS OF AFFECTED PROPERTY: 9708 Mandon Rd PARCEL # 12 - 35126010
CURRENT ZONING: Residential PARCEL SIZE: 0.52 acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Please see attached letter
VALUE OF IMPROVEMENT: \$ _____ SEV OF EXISITING STRUCTURE: \$ _____

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$440.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)
APPLICANT'S SIGNATURE: [Signature] DATE: 5-30-25

☒ PAID 128
CASH CHECK#
MAY 30 2025
TREASURER
CHARTER TWP. OF WHITE LAKE

To the building board,

Hello, my name is Kit Klekamp and I'm the owner of the property at 9708 Mandon Rd White Lake, 48386. I'm applying for a variance due to the limited lot size my current home is sitting on, which is only 40ft wide. Due to this small size I cannot stay within the coded 10ft off set on the edges of the property line going east and west. My current home sits approximately 6.4ft from the edge of the boundary. The lot is very thin but quite long and in total is about 0.52 acres.

I've proposed to simply attach the existing house with the existing garage and put and extend the current upstairs to over that addition. I've also proposed to create a new living room and master bedroom off the back of the existing home as well. I will be sticking with the same dimensions width wise as the existing home, just adding on to it length wise.

It was requested that I add as much information and possible. One of the driving factors for the addition is that my Dad was diagnosed with stage 4 cancer and we do not know how long he has left. This new addition will help create a living space for my mother to move in with a "mother in law suite" that will be available for her if the need arises. I do not plan to sell the property at all either and look forward to living in the community.

9708 MANDON RD WHITE LAKE MI 48386-2949

4 beds / 2 full baths / 0 half baths / 1625 sq ft



Residential Property Profile

12-35-126-010

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s)	: KIT KLEKAMP
Postal Address	: 9708 MANDON RD WHITE LAKE MI 48386-2949

Location Information

Site Address	: 9708 MANDON RD WHITE LAKE MI 48386-2949		
PIN	: 12-35-126-010	Neighborhood Code	: 26L
Municipality	: Charter Township of White Lake		
School District	: 63290 WALLED LAKE CONS SCH DIST		
Class Code	: 401 Residential - Improved		

Property Description

T3N, R8E, SEC 35 CEDAR LAKE PARK LOT 10 & W 5 FT OF LOT 11

Most Recent Sale Since 1994

Date	: 04/25/2024		
Amount	: \$533,500	Liber	: 59343:065
Grantor	: BEHAN, BRIAN P	Grantee	: KLEKAMP, KIT

Next Most Recent Sale

Date	: 02/13/2015		
Amount	: \$279,000	Liber	: 47957:624
Grantor	: BUJNOWSKI, GEORGE	Grantee	: BEHAN, BRIAN P

Tax Information

Taxable Value	: \$215,080	State Equalized Value	: \$215,080
Current Assessed Value	: \$215,080	Capped Value	: \$173,650
Effective Date For Taxes	: 07/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2023 Taxes		2024 Taxes	
Summer	: \$3,088.43	Summer	: \$3,275.65
Winter	: \$2,142.17	Winter	: \$2,319.57
Village	:	Village	:

Lot Information

Description	: LEVEL	Area	: 0.519 ACRES
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9708 MANDON RD WHITE LAKE MI 48386-2949

4 beds / 2 full baths / 0 half baths / 1625 sq ft



Residential Property Profile

12-35-126-010

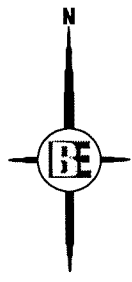
Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Primary Structure			
Structure	: TriLevel/Quad	Living Area	: 1625 SQ FT
Ground Floor	: 1066 SQ FT	Year Built	: 1978
Effective Year	: 1986	Remodel Year	: 0
Stories	: Bi-Level	Rooms	: 4
Bedrooms	: 4	Full Baths	: 2
Half Baths	: 0	Fireplaces	: 1
Ext Walls	: Alum., Vinyl	Basement	: YES - FULL
Garage	: SEPARATE - 2 car (624 SQ FT)	Heat	: Forced Air w/ Ducts
Fuel Type	: Gas	Central Air	: No

Basement Information			
Finish	: UNFINISHED	Area	: 0 SQ FT

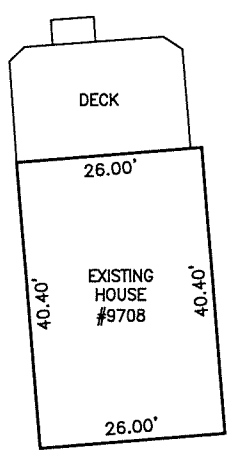
Porch Information		
Type	Area	
CCP (1 Story)	15 SQ FT	
Treated Wood	24 SQ FT	
Treated Wood	407 SQ FT	

BOUNDARY SURVEY



GENERAL SURVEY NOTES:

1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

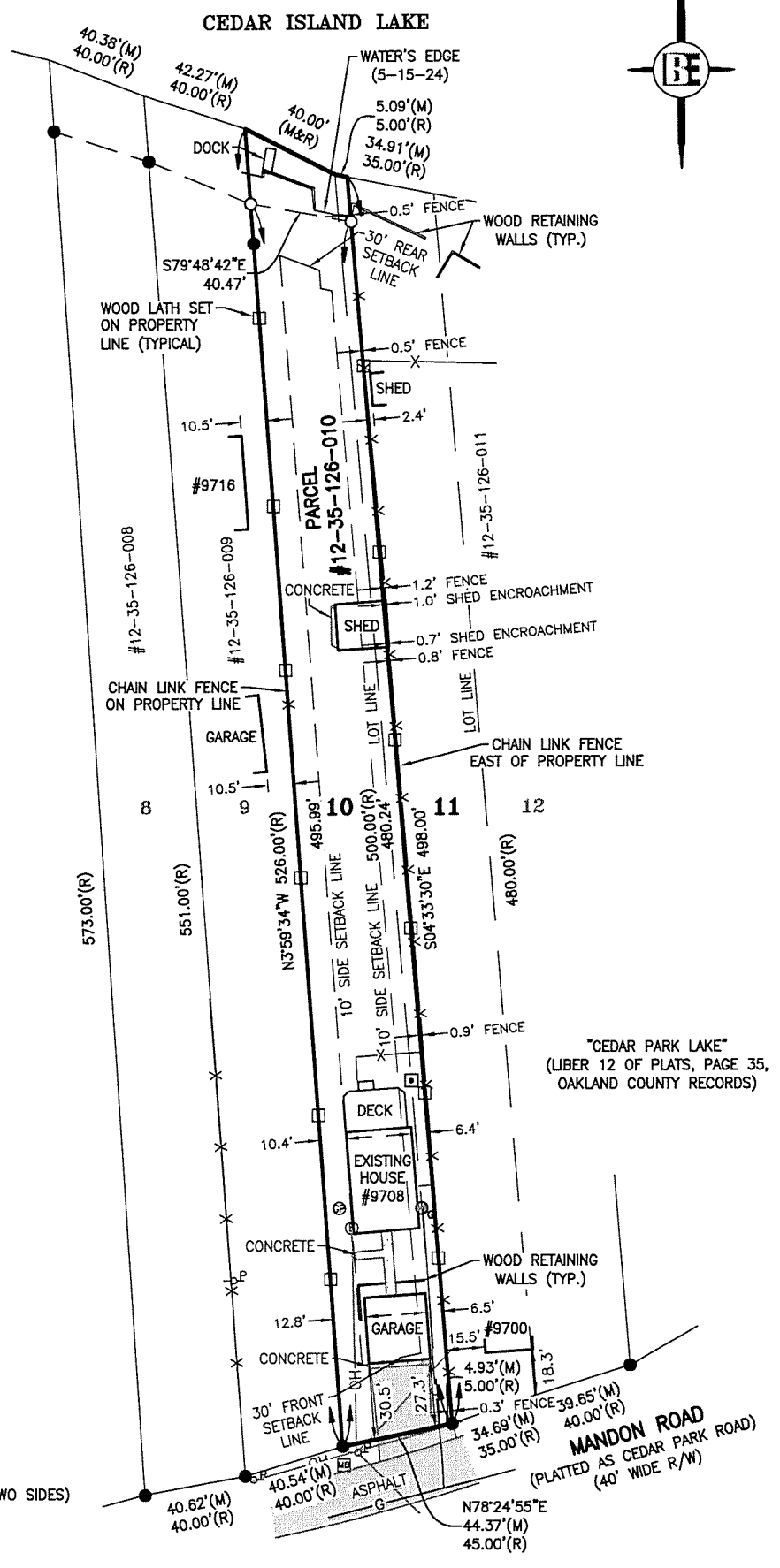


HOUSE DETAIL
SCALE: 1" = 20'

LEGEND

- P- POWER POLE
- ⊙ ELECTRICAL METER
- WELL
- ⊙ GRINDER PUMP
- ⊙ GAS METER
- MB MAILBOX
- G- GAS MAIN
- OH- OVERHEAD WIRES
- X- FENCE

CURRENT ZONING: R1-D (SINGLE FAMILY RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS:
FRONT = 30 FEET
SIDES = 10 FEET ONE SIDE (20 FEET TOTAL OF TWO SIDES)
REAR = 30 FEET
MINIMUM LOT AREA = 12,000 SQ.FT.±
MINIMUM LOT WIDTH = 80 FEET
MAXIMUM LOT COVERAGE = 20%
MAXIMUM BUILDING HT. = 25 FEET OR (2) STORIES



DESCRIPTION:

LOT 10 & WEST 5 FEET OF LOT 11, "CEDAR LAKE PARK", BEING PART OF THE NEX 1/4 OF SECTION 35, T3N-R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 12 OF PLATS, PAGE 35.

BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.546.4836 FAX 517.548.1670

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSESS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

STATE OF MICHIGAN
CHRISTOPHER S. FERGUS
License No. 4001047055
LICENSED PROFESSIONAL SURVEYOR

CLIENT:	50 0 25 50	LEGEND
KLEKAMP	SCALE: 1 INCH = 50 FEET	○ = STEEL ROD SET
JOB NO. 24-160	DATE 6-12-24 7-15-25	● = STEEL ROD/PIPE FD
SHEET 1 OF 1	FB 664 CREW TE/PB DR. WRW CHKD.	⊙ = MONUMENT FOUND
G:\24-160\SURVEY\DWG\24-160.dwg, 7/15/2025 2:58:50 PM, andy		-X- = FENCE
		(R) = RECORDED
		(M) = MEASURED

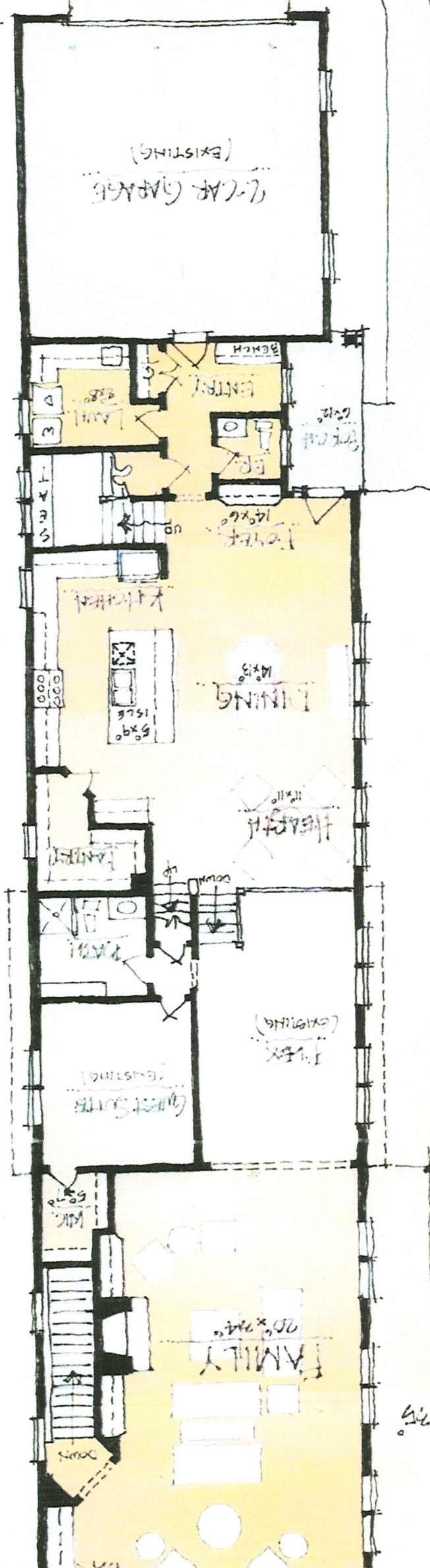
3 WORKING DAYS
BEFORE YOU CALL MISS DIG
1-800-482-7171
FOR THE LOCATION OF UNDERGROUND UTILITIES

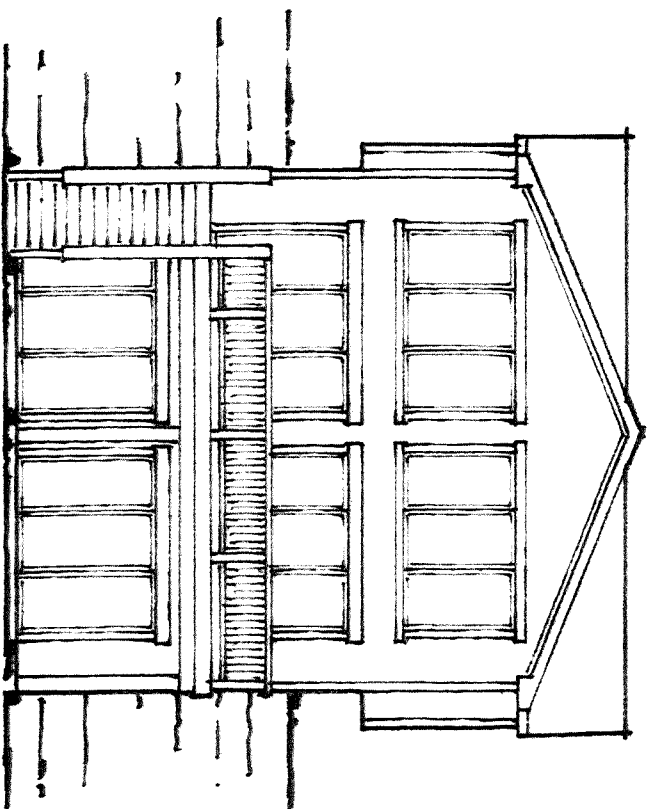


THE KLEKAMP RESIDEN

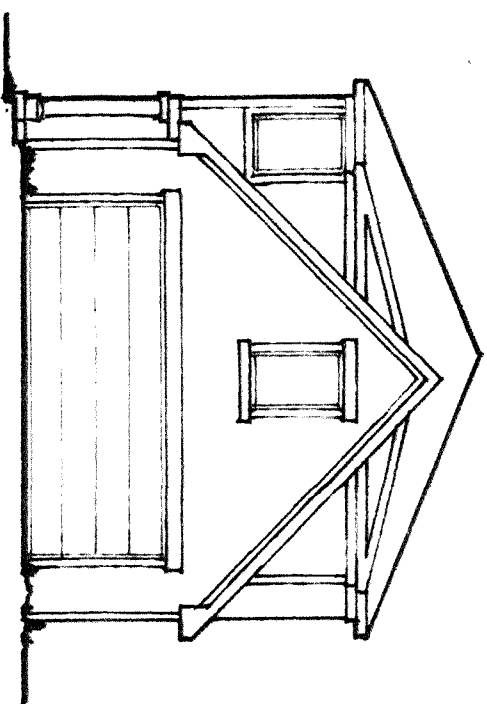
PROPOSED PLANS
5-30-2025
PHASE 1
VERSION 1
PHASE 2 APPROXIMATE 60 DAYS ONCE APPROVED

FIRST FLOOR PLAN





"LAKESIDE ELEVATION"



"STREETSIDE ELEVATION"

