

WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

Applicant/Owner: Brian Fiore

Address: 284 Lakeside Drive, White Lake, MI 48386

Parcel Number: 12-22-428-011

Location: Teggerdine Beach Subdivision, Lot 62, south corner of Teggerdine and Highland Rd, on Oxbow Lake

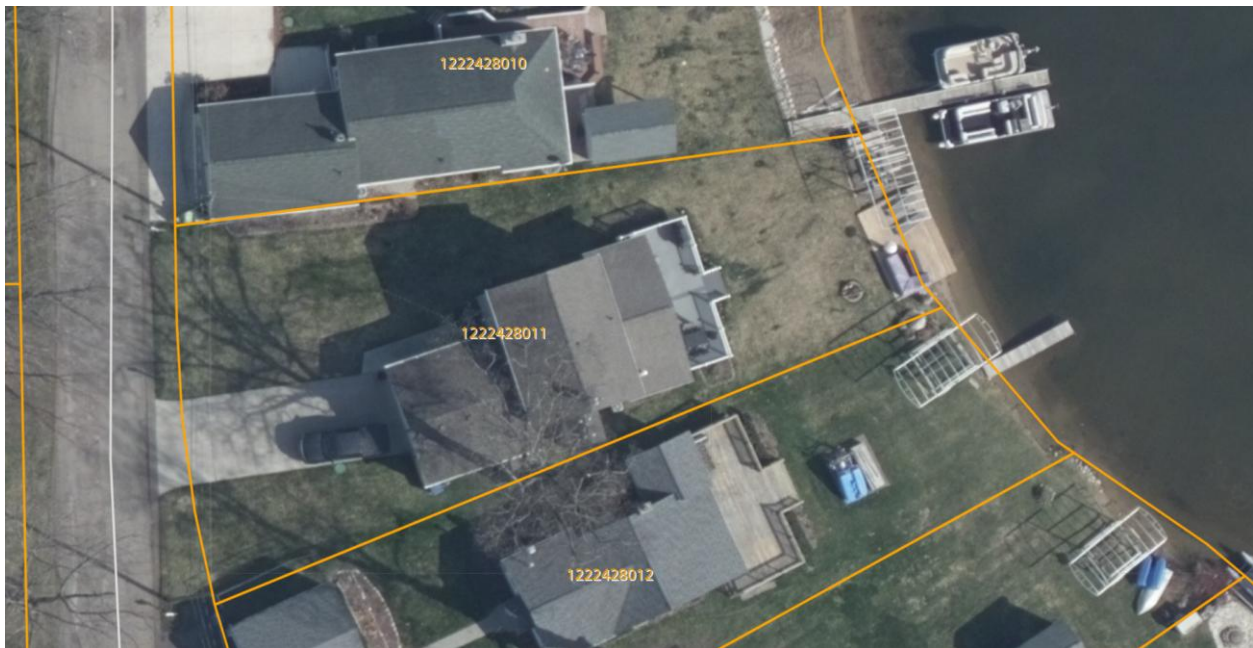
Zoning: R1-D – Single Family Residential

Request Summary: Nonconforming Lot Review

Meeting Date: August 27, 2026

Attachments:

- ZBA Application
- Applicant Narrative
- Building Official Letter dated June 16, 2026
- Certified Survey dated July 21, 2026
- Proposed Building Plans



Project Description

The applicant is requesting approval to construct a second-story addition above the existing attached garage at 284 Lakeside Drive. The proposed addition would maintain the existing approximately 5.5-foot south side-yard setback and would utilize the existing garage footprint rather than expand the dwelling farther into the side yard.

The property is zoned R1-D and qualifies as a substandard lot under Section 5.4 because it does not meet current lot area and lot width requirements. Based on the approximately 82.6-foot lot width, Section 5.4 permits a reduced side-yard setback of approximately 8.26 feet. Because the existing dwelling and attached garage maintain an approximately 5.5-foot south side-yard setback, the proposed addition requires review and approval by the Zoning Board of Appeals pursuant to Section 7.27(B).

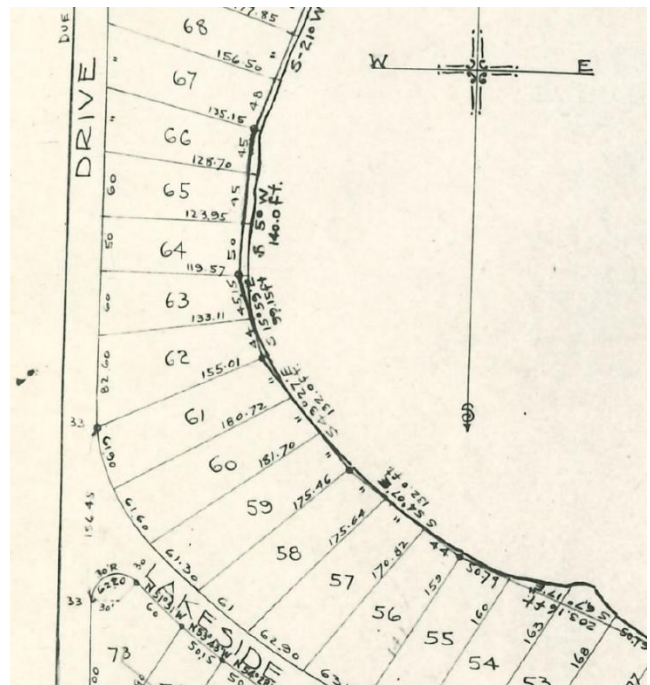
The proposed addition would provide two additional bedrooms and a bonus room above the existing garage. The project also includes interior reconfiguration of the existing second floor to create a primary bedroom suite and home office.

That version tracks the actual application more closely and avoids implying any ground-floor addition that isn't being proposed.

Site History

The subject property is identified as Lot 62 of the Teggerdine Beach subdivision, which was platted on January 25, 1925. The existing single-family residence was constructed in 1926, shortly after the subdivision was established. Township assessing records indicate the home contains approximately 1,792 square feet of living area and an attached 600-square-foot garage, with the most recent remodel occurring in 2019.

The parcel retains its original irregular, pie-shaped configuration, with approximately 82.6 feet of frontage along the curved Lakeside Drive right-of-way and approximately 44 feet of frontage along Oxbow Lake. The lot and residence predate the Township's current dimensional standards.



Substandard Lot Review Standards

The following analysis is intended to assist the Zoning Board of Appeals in applying the review criteria established in Section 7.27(B). Because this is one of the first applications being considered under the Township's updated substandard lot provisions, staff has included a brief interpretation of each standard along with its rationale and recommended finding.

The interpretations and findings provided below represent staff's professional opinion based on the submitted materials, the characteristics of the subject property, and the surrounding development pattern. They are intended to provide a framework for the Board's discussion and are not binding on the Zoning Board of Appeals.

The Board should consider each standard independently and may agree or disagree with staff's interpretation or recommended finding. The ZBA is ultimately responsible for making its own findings of fact and determining whether the standards of Section 7.27(B) have been satisfied based on the application, staff analysis, public hearing, and Board discussion.

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

Staff Interpretation:

This standard requires the Board to determine that the subject lot was legally created and that its substandard dimensions are the result of an established lot configuration rather than an unlawful or improper land division.

Staff Rationale:

The subject property is identified as Lot 62 of the Teggerdine Beach subdivision, which was platted on January 25, 1925. The existing single-family residence was constructed in 1926, shortly after the subdivision was established. The lot retains its original platted configuration and there is no indication that its present substandard dimensions resulted from a subsequent land division or other action that improperly created the lot.

Township assessing records indicate that the residence was most recently remodeled in 2019. The property has therefore existed and been utilized as a residential lot for approximately 100 years and predates the Township's current lot area, lot width, and setback requirements.

Staff Finding: This standard is met.

- ii. **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 Interpretation:

This standard requires the Board to consider whether the proposed construction is compatible with the established development pattern and residential character of the surrounding neighborhood. The focus is not whether every nearby home is identical in size or design, but whether the proposed improvement is of a type, scale, and placement that is reasonably consistent with the area.

Staff Rationale:

The surrounding neighborhood consists primarily of established single-family homes on relatively small and irregular lakefront lots within the Teggerdine Beach subdivision. Many of the surrounding homes were constructed prior to World War II and have been expanded or modified over time to accommodate modern residential needs.

The general development pattern in this portion of the neighborhood is relatively tight, with homes and garages located in close proximity to one another and, in many cases, garages situated comparatively close to Lakeside Drive. Lakeside Drive is also unpaved in this area, contributing to the older lake-neighborhood character of the subdivision.

The proposed improvement would add a second story above the existing attached garage while maintaining the existing garage footprint. From Lakeside Drive, the vertical addition would not appear out of character with surrounding residential development, particularly because the existing garage is already set back farther from the roadway than a number of nearby garages. The project would retain the existing single-family use and would represent a continuation of the pattern of adapting older homes within the neighborhood to contemporary residential needs.

Staff Finding: This standard is met.

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

Staff Interpretation:

This standard requires the Board to consider whether the proposed construction is likely to create a meaningful adverse impact on adjoining or nearby properties. Relevant considerations may include changes in building mass, proximity to

neighboring structures, privacy, access, and whether the proposal would create a new or intensified impact beyond the conditions already present on the site.

Staff Rationale:

The proposed project would retain the existing single-family residential use and would not expand the ground-level footprint of the dwelling toward the south property line. The addition would instead be constructed vertically above the existing attached garage while maintaining the existing approximately 5.5-foot side-yard setback.

Because the garage and its relationship to the adjoining property are already established, the primary change would be an increase in building height and living area rather than a new lateral encroachment. The surrounding neighborhood is already characterized by relatively close spacing between homes on narrow and irregular lakefront lots. The proposed addition does not introduce a new use, additional driveway access, or a substantially different development pattern that would be expected to create a significant new impact on adjoining or nearby property owners.

Staff Finding: This standard is met.

- iv. **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 Interpretation:

This standard requires the Board to consider whether the proposed structure has been designed in a manner that reasonably responds to the physical characteristics of the lot, including its area, width, shape, and existing development pattern. The Board should also consider whether the proposal maintains reasonable access for fire protection and other emergency services.

Staff Rationale:

The subject property is an irregular, pie-shaped lakefront lot that is approximately 82.6 feet wide along the curved Lakeside Drive frontage and narrows to approximately 44 feet along Oxbow Lake. This configuration is consistent with the original Teggerdine Beach plat and limits the manner in which the existing residence can reasonably be expanded.

Under Section 5.4, the modified side-yard setback applicable to the property is approximately 8.26 feet. The existing dwelling and attached garage maintain an approximately 5.5-foot setback along the south property line. Rather than extending

the dwelling farther across the lot, the applicant proposes to place the additional living area vertically above the existing garage footprint.

This approach responds to the constrained width and tapered shape of the parcel while avoiding an additional ground-level encroachment. The existing approximately 5.5-foot side yard would also remain above the absolute five-foot minimum established by Section 7.27(B)(vii). No changes are proposed to the existing driveway or access from Lakeside Drive.

Staff Finding: This standard is met.

- v. 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 Interpretation:

This standard requires the Board to consider the established development pattern within the subdivision, particularly whether nearby developed lots generally comply with current setbacks or whether reduced setbacks are a common characteristic of the neighborhood. The purpose is to determine whether the proposed design is reasonably consistent with how similarly situated lots have historically developed.

Staff Rationale:

Teggerdine Beach is an older lakefront subdivision that was originally developed largely with seasonal cottages and has gradually transitioned over time toward year-round residential use. As homes have been expanded, remodeled, and adapted for permanent occupancy, the subdivision has retained a relatively compact development pattern.

Lakeside Drive is narrow in this area, and many nearby properties contain detached garages located close to the roadway. Side-yard setbacks between homes, garages, and adjoining lot lines are also frequently quite small compared with current ordinance requirements. These conditions reflect the original platting pattern and the historical development of the subdivision rather than modern dimensional standards.

The subject property is consistent with this established pattern. The existing dwelling and attached garage maintain an approximately 5.5-foot south side-yard setback, and the proposed addition would not reduce that setback or expand the building footprint farther toward the adjoining property. In the context of the surrounding subdivision, the proposed vertical addition would be consistent with

the manner in which other older lakefront lots have been improved and adapted over time.

Staff Finding: This standard is met.

- vi. **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 Interpretation:

This standard requires the Board to confirm that approval of the nonconforming lot request would not excuse the property from compliance with other applicable zoning requirements. The Board should also consider whether the site continues to provide reasonable accommodation for automobile parking.

Staff Rationale:

The proposed project would retain the existing single-family residential use of the property and does not propose changes to the existing driveway or parking arrangement. The submitted plans do not indicate that the addition would eliminate or reduce the property's existing ability to accommodate vehicles.

Approval under Section 7.27 would apply only to the dimensional relief associated with the nonconforming lot and would not waive compliance with other applicable provisions of the Zoning Ordinance. Final building plans would remain subject to review by the Building Department and other applicable Township requirements.

Staff Finding: This standard is met.

- vii. **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 Interpretation:

This standard establishes an absolute minimum side-yard setback of five feet for nonconforming lot approvals. Unlike the other review criteria, the Board does not have discretion to reduce this requirement. The purpose of the standard is to preserve minimum access for emergency response and provide separation between structures to help limit the spread of fire.

Staff Rationale:

The existing dwelling and attached garage maintain an approximately 5.5-foot setback from the south side property line. The proposed second-story addition

would maintain this existing setback and would not extend the structure closer to the property line.

Because the proposed construction would remain more than five feet from the south side lot line, the project complies with the minimum side-yard requirement established by Section 7.27(B)(vii). Final construction plans should continue to demonstrate that all portions of the structure, including applicable overhangs and gutters, remain at least five feet from the property line.

Staff Finding: This standard is met.

Conclusion

The subject property is a legally established residential lot within the Teggerdine Beach subdivision that predates the Township's current dimensional standards. The lot's limited area, irregular pie-shaped configuration, and established development pattern are characteristic of this older lakefront neighborhood.

The applicant is proposing to construct a second-story addition above the existing attached garage while maintaining the existing approximately 5.5-foot south side-yard setback. The proposal does not extend the dwelling farther toward the adjoining property line and instead utilizes the existing developed footprint.

Based on the submitted plans, the historical development of the property and surrounding neighborhood, and the standards of Section 7.27(B), staff finds that the request is consistent with the intent of the Township's nonconforming lot provisions. The proposed addition is compatible with the character of the neighborhood, appropriately responds to the size and shape of the lot, is not expected to create a significant adverse impact on adjoining properties, and maintains the minimum five-foot side-yard setback required by the Ordinance.

Staff Recommendation: Staff recommends approval of the Nonconforming Lot request pursuant to Section 7.27(B), subject to the submitted plans and continued compliance with all other applicable Township requirements.

Motion of Approval

I move to approve the Nonconforming Lot request for 284 Lakeside Drive, Parcel# 12-22-428-011, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit construction of a second-story addition above the existing attached garage while maintaining the existing approximately 5.5-foot south side-yard setback.

Approval is based upon the Zoning Board of Appeals' finding that the request satisfies the standards of Section 7.27(B)(i) through (vii), including that the lot was legally established, the proposed construction is consistent with the character and development pattern of the neighborhood, the design is appropriate for the area, width, and shape of the lot, the proposal will not have a significant adverse effect on adjoining or nearby properties, and the required minimum five-foot side-yard setback will be maintained.

Approval is subject to the submitted plans and continued compliance with all other applicable Township ordinance and building requirements.

Motion of Denial

I move to deny the Nonconforming Lot request for 284 Lakeside Drive, Parcel Y-12-22-428-011, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit construction of a second-story addition above the existing attached garage while maintaining the existing approximately 5.5-foot south 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 Nonconforming Lot request as submitted.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Brian Fiore PHONE: [REDACTED]

ADDRESS: 284 Lakeside Dr, White Lake, MI 48386

EMAIL: [REDACTED]

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

PROPERTY INFORMATION

ADDRESS: 284 Lakeside Dr, White Lake, MI 48386 ZONING: R1-D

VALUE OF IMPROVEMENT: \$ 150,000 SEV OF EXISTING STRUCTURE: \$ 246,370

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

See additional sheet

Substandard Lot

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: [Signature] DATE: 7/22/2026

We are requesting a zoning variance to allow a second-story addition above our existing garage, which is currently a legal nonconforming structure. Our home does not have a basement, and with a growing family our current layout no longer provides adequate bedroom space or a functional area for necessary household activities such as working from home and storage.

At present, the house contains small, undersized bedrooms, no basement, and no dedicated office. As our children grow, sharing small rooms is becoming impractical, and the lack of a basement or similar space means we have no alternative area for a family room, storage, or flexible use. This situation creates a practical hardship: we cannot reasonably accommodate our family's basic living needs within the existing, conforming footprint of the house.

The proposed project will:

- Combine two existing small bedrooms into a master suite that meets typical minimum expectations for a primary bedroom and bathroom.
- Convert one existing small bedroom into a modest home office, which is necessary to support our work and family obligations.
- Retain one existing small bedroom for a child or guest.
- Add two new appropriately sized bedrooms in the addition to accommodate our growing family.
- Add a bonus room above the garage that will serve the functional equivalent of a basement (since we are unable to have a basement on this property), providing flexible space for family use and storage.

Placing the addition above the existing nonconforming garage is the most practical and least disruptive solution. It uses the current footprint rather than expanding further into the yard or creating new encroachments. Reconfiguring and relocating the garage or cantilevering the addition entirely over the conforming side of the house would impose significant financial and construction hardship and could require more extensive structural work and site disturbance than building on the existing structure. It would also likely reduce usable yard space and negatively affect both our property and the surrounding homes more than the proposed plan.

Our goal is to keep the home consistent with the character of the neighborhood while making modest, necessary improvements so that our family can remain in this house long term. We are not seeking to create a luxury or oversized structure, but rather to bring bedroom sizes, a master suite, and a functional bonus space in line with what would normally be accommodated in a home that has a basement.

For these reasons, we respectfully request that the Board grant the variance to allow the second-story addition above the existing garage so that we can address our family's essential space needs within the least impactful footprint possible.

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

June 16, 2026

Brian Fiore
284 Lakeside Dr
White Lake, MI 48386

Re: Proposed 2nd Story Addition

Based on the submitted plans, the proposed 2nd story addition does not satisfy the White Lake Township Clear Zoning Ordinance.

Article 3.1.6 of the White Lake Township Clear Zoning Ordinance for R1-D requires: Minimum side yard setback of 10 feet each side and lot area of 12,000 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.

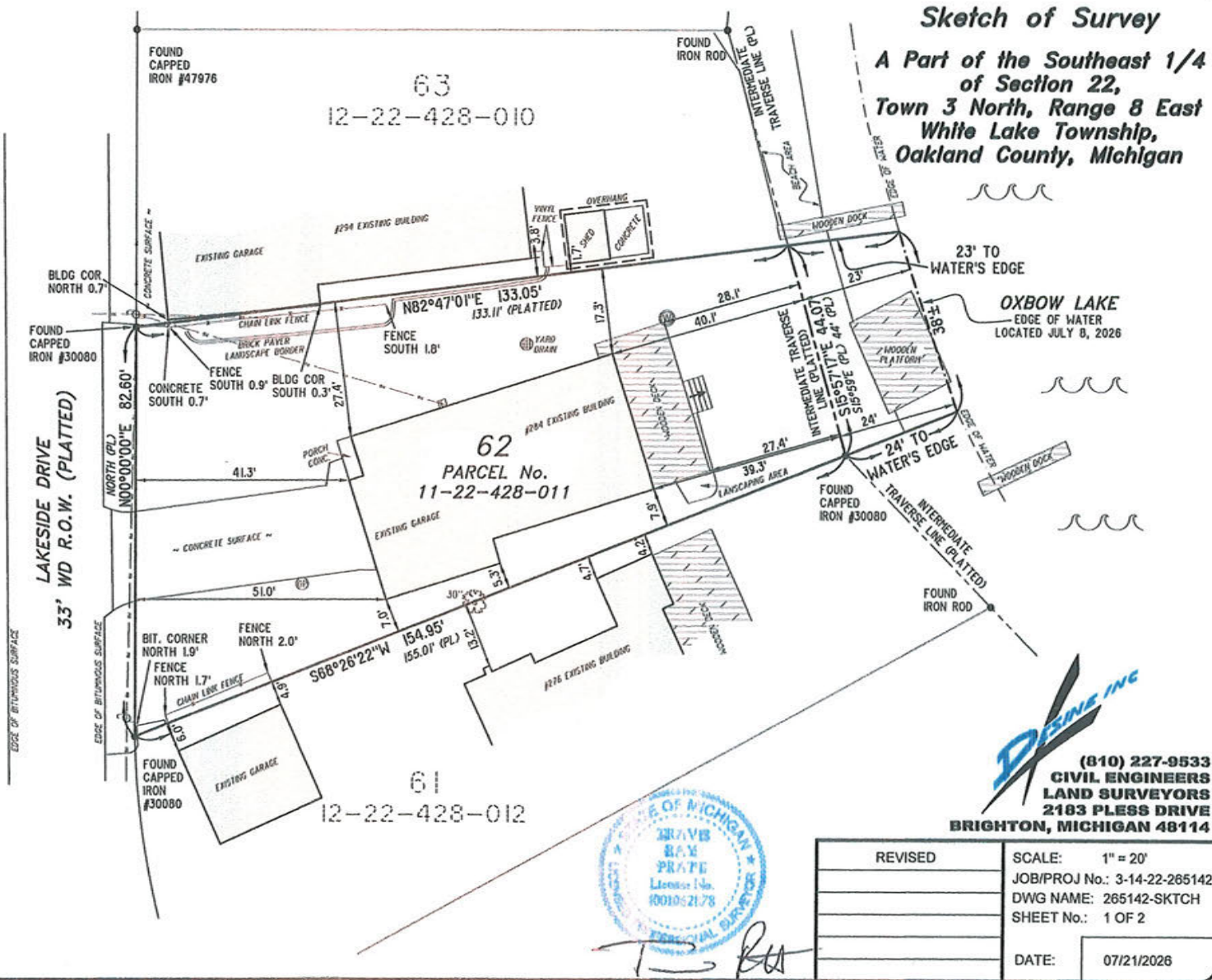
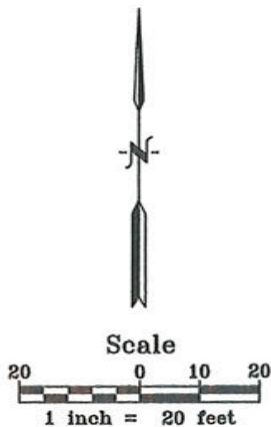
Based on the submitted plans, the existing structure and lot are non-conforming where the lot area is approximately 9,350 sq ft and the existing residential structure has an approximate 5.5 ft side yard setback on the south side. While the proposed 2nd story addition would maintain the existing deficient side yard setback it increases the cubic content of the non-conforming structure over the existing garage by adding living space within the required 10 ft side yard setback.

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



LEGAL DESCRIPTION OF RECORD

Reference: Oakland County Assessor's Office Tax Roll 2026

PARCEL No. 12-22-428-011

Situated in the Township of White Lake, County of Oakland and State of Michigan, and described as follows:

Lot 62 of "Teggerdine Beach," a Subdivision of part of the Southeast 1/4 of Section 22 and part of the Southwest 1/4 of Section 23, Town 3 North, Range 8 East, White Lake Township, Oakland County, Michigan, according to the plat thereof, as recorded in Liber 30 of Plats, Page 16, Oakland County Records. Containing 0.23 acres of land to water's edge July 8, 2026 (0.20 acres of land to Intermediate Traverse Line as platted), more or less. Subject to and together with all easements and restrictions affecting title to the above described premises

Also known as: 284 Lakeside Drive, White Lake, Michigan 48386

NOTES:

- 1) Bearings are based on West line of "Teggerdine Beach."
- 2) Legal description of record provided by client. Surveyor was not supplied with a Title Search at this time. Refer to the current policy for title insurance for proof of ownership and all encumbrances affecting title to the surveyed parcel.
- 3) This survey sketch was prepared for the exclusive use of the person, persons or entity named in the Certification hereon. Said Certification does not extend to any unnamed additional parties without an express Recertification by the Surveyor naming said additional parties.

SURVEYOR'S CERTIFICATE

To: Brian Flore

We hereby certify that we have surveyed property herein above described.
Property corner markers have been found or set as depicted hereon.

DESINE INC



Travis R. Pratt, P.S. No. 4001062878
Date July 21, 2026



Sketch of Survey

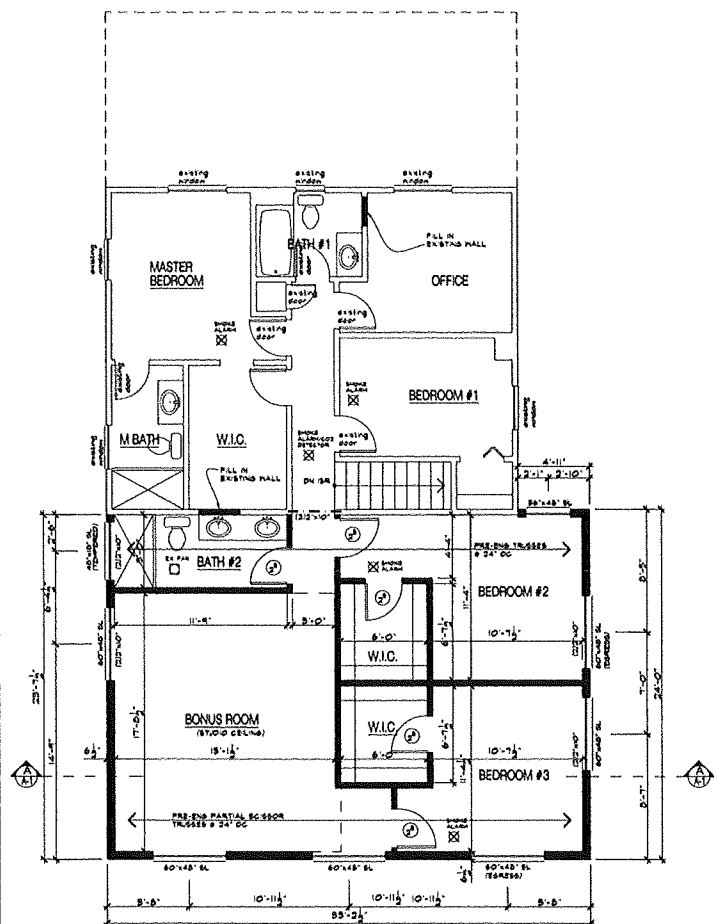
**A Part of the Southeast 1/4
of Section 22,
Town 3 North, Range 8 East
White Lake Township,
Oakland County, Michigan**



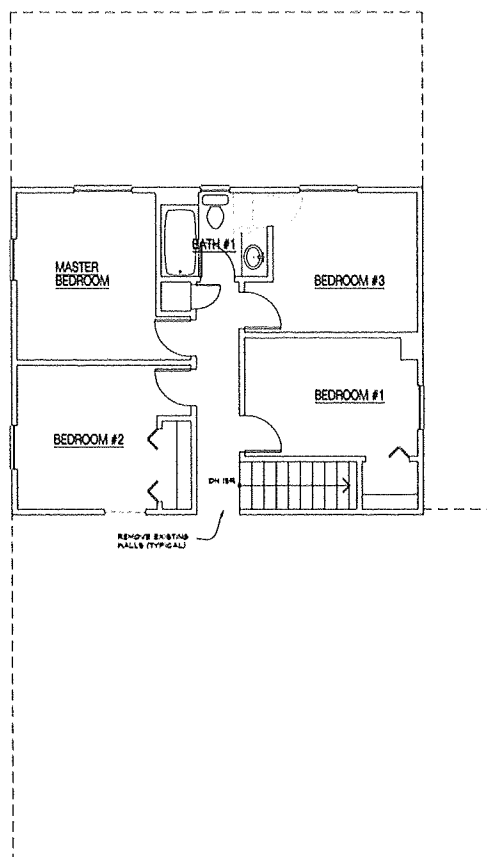
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

REVISED	SCALE: N/A
	JOB/PROJ No.: 3-14-22-265142
	DWG NAME: 265142-SKCH
	SHEET No.: 2 OF 2
	DATE: 07/21/2026

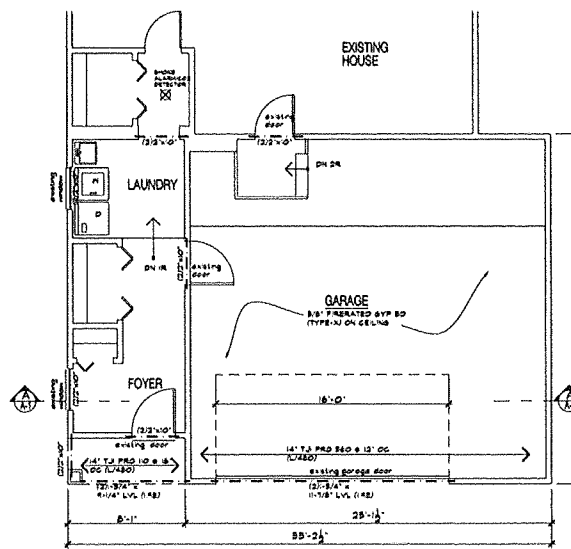
WALL LEGEND	
EXISTING WALL	_____
DEMOLITION WALL	_____
NEW WALL	_____
BRICK	_____
MASONRY BLOCK	_____



UPPER LEVEL:
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



UPPER LEVEL:
DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"



MAIN LEVEL:
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	ADDENDUM/REVISION

A PROPOSED ADDITION/INTERIOR RENOVATION FOR:
FIORE RESIDENCE
284 LAKESIDE DRIVE
WHITE LAKE, MICHIGAN 48386

ZACK M. OSTROFF & ASSOCIATES
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER
AIA BD MEMBER
www.zackm-ostroff.com
PH: 248.452.1100

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. IT SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.

SHEET TITLE
DEMOLITION PROPOSED FLOOR PLANS

SHEET NO.
AS NOTED
PROJECT NO.
28-044

DATE
05.01.26

SHEET NUMBER
A-2

RELEASED FOR CONSTRUCTION