

TO: Zoning Board of Appeals

FROM: David J. Waligora, AICP, Senior Planner

DATE: August 20, 2026

RE: 7551 Haley Road – Swimming Pool Barrier Variance

Agenda item: 8B

Appeal Date: August 27, 2026

Applicant:
Quinn J. Falzon
Michael K. Falzon
7551 Haley Road
White Lake, MI 48383

Owner: Falzon Trust

Address: 7551 Haley Road

Parcel #: 12-16-401-007

Location: East of Haley Rd and Porter Rd,
on the north side of the road.

Zoning: AG, Agricultural



Property Description and Platting History

The subject property is located at **7551 Haley Road** and is identified as Parcel No. **Y-12-16-401-007**. The parcel contains approximately **10.10 acres** and is zoned **AG – Agricultural**. The property is improved with a single-family residence constructed in 1974, an attached garage, and an agricultural barn. The site is served by a private well and septic system.

The parcel is not located within a platted subdivision. Its legal description identifies it as an unplatted portion of the southeast quarter of Section 16, measuring approximately 333 feet in width and extending approximately 1,320 feet in depth. The property therefore has a substantially different development pattern from the smaller platted residential lots found in many other areas of the Township.

The application materials describe the property as rural in character, with extensive wooded areas, wetlands, and substantial separation from neighboring residences. The applicants also note that Haley Road is unpaved and that the property is not served by sidewalks.

The property has historically contained residential and accessory agricultural improvements. The current residence dates to 1974, while the existing barn dates to 1977. The applicants further indicate that a swimming pool existed on the property prior to their ownership and that the current pool replaced that earlier pool.

Applicant's Proposal

The applicants are requesting a variance from the Township's swimming pool barrier requirements to allow the existing in-ground swimming pool to remain without installation of the otherwise required perimeter fence. Article 5.10 of the Zoning Ordinance requires swimming pools to be enclosed on all sides by a minimum four-foot-high, non-ladderable fence with self-closing and self-latching gates.

In support of the request, the applicants propose to rely on several existing site and safety features, including a professionally installed automatic electric safety cover with keyed controls, an additional winter safety cover, an approximately six-foot retaining wall along portions of the pool area, and the property's wooded and rural setting.

The applicants contend that these features, together with the size and isolation of the property, provide multiple layers of protection and satisfy the underlying public safety intent of the ordinance. The requested variance is limited to relief from the perimeter fence requirement.



Zoning Analysis

The subject property is zoned **AG – Agricultural** and is developed with a single-family residence and customary residential accessory improvements. A residential swimming pool is permitted as an accessory use; however, swimming pools are subject to the supplemental standards contained in **Article 5.10** of the Zoning Ordinance.

Article 5.10 requires residential swimming pools to be enclosed on all sides by a minimum **four-foot-high, non-ladderable fence**, with any gate required to be self-closing and self-latching. In May 2024, the Township advised the property owners that the proposed automatic safety cover, while potentially compliant with applicable building-code requirements, did not satisfy the separate fencing requirement of the Zoning Ordinance and that a variance would be necessary to proceed without the required fence. The pool was subsequently constructed under Building Permit **P24-00840**, which described the project as a **16-foot by 40-foot in-ground fiberglass pool and fence**. The permit also identified fencing, gates, and alarms as requirements for final inspection.

The applicants previously sought relief from the same perimeter fence requirement in 2024. The Zoning Board of Appeals denied that request. The current application again seeks permission to maintain the pool without the required perimeter fence, but includes additional supporting material emphasizing the physical characteristics of the property and the safety measures currently in place.

The applicants' primary argument is that the subject property is substantially different from a typical residential lot. The approximately 10-acre parcel is agriculturally zoned, rural in character, heavily wooded, affected by wetlands, and substantially separated from neighboring residences. The applicants also identify the existing retaining wall, automatic safety cover, keyed controls, and winter safety cover as additional layers of protection.

These characteristics may support a finding that the property is **unique**. The Board should separately consider whether those same characteristics create a practical difficulty in complying with the perimeter fence requirement, or whether they instead support the applicants' position that a fence is unnecessary because of the alternative safety measures already in place.

The Board should also consider whether the circumstances giving rise to the request are self-created. The applicants constructed the replacement pool after being advised of the Township's fencing requirement. The 2024 building permit contemplated both the pool and the required fence, and the applicants subsequently sought and were denied a variance from that requirement.



A related consideration is the distinction between a property-specific variance and a broader policy question concerning the ordinance itself. A variance is intended to provide relief where the particular characteristics of a property create a practical difficulty in complying with an ordinance standard. If the principal issue is instead whether an approved automatic safety cover should generally be permitted as an alternative to perimeter fencing, the Board may wish to consider whether that question is more appropriately addressed through a future amendment to Article 5.10 rather than through an individual variance.

The Board should also consider the relationship between this request and **Article 7.37(F), Compliance with Other Laws**. The applicants characterize this provision as inapplicable because the variance is not being sought to comply with the Michigan Right to Farm Act or the Americans with Disabilities Act. At the same time, the automatic safety cover may satisfy applicable building-code requirements. The Board may consider that compliance as evidence that the cover is a recognized safety measure, while also recognizing that Article 5.10 of the Zoning Ordinance imposes a separate perimeter fencing requirement. Accordingly, the Board must determine whether the additional information submitted with this application establishes a property-specific practical difficulty sufficient to warrant relief from the perimeter fence requirement, or whether the circumstances presented do not satisfy the variance standards and are more appropriately addressed through compliance with the existing ordinance or consideration of a future ordinance amendment.

Zoning Board of Appeals Options:

Motion for Approval

I move to approve the variance requested by Quinn J. Falzon and Michael K. Falzon for the property located at 7551 Haley Road, Parcel No. Y-12-16-401-007, from the swimming pool barrier requirements of Article 5.10 of the White Lake Township Zoning Ordinance, to allow the existing in-ground swimming pool to remain without installation of the otherwise required perimeter fence.

This approval is based upon the Zoning Board of Appeals' findings that the request satisfies the applicable variance standards of Article 7.37, as discussed by the Board and reflected in the meeting minutes.

Approval is subject to the following conditions:

1. The automatic safety cover shall be maintained in operable condition.
2. The other safety measures identified in the application shall be maintained.
3. The property shall remain in compliance with all other applicable Township requirements.
4. The property shall remain in compliance with all applicable Michigan Building Code requirements.

Motion for Denial

I move to deny the variance requested by Quinn J. Falzon and Michael K. Falzon for the property located at 7551 Haley Road, Parcel No. Y-12-16-401-007, from the swimming pool barrier requirements of Article 5.10 of the White Lake Township Zoning Ordinance.

This denial is based upon the Zoning Board of Appeals' findings that the request does not satisfy the applicable variance standards of Article 7.37, as discussed by the Board and reflected in the meeting minutes.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

+ Michael K. Falzon

NAME: Quinn J. Falzon Trust PHONE: [REDACTED]

ADDRESS: 7551 Haley Rd. White Lake MI. 48383

EMAIL: [REDACTED]

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

PROPERTY INFORMATION

ADDRESS: 7551 Haley Rd. White Lake ~~MI 48383~~ ZONING: (AG)
Agricultural Zone

VALUE OF IMPROVEMENT: \$ 900K+ SEV OF EXISTING STRUCTURE: \$ 238K

The pool itself was around \$170K.

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

The requested variance is sought to permit the use of an ASTM-compliant automatic electric safety cover in lieu of a perimeter fence. The property contains unique physical characteristics, including significant natural separation, a substantial retaining wall, extensive landscaping, and limited public visibility. The requested variance will not adversely affect neighboring properties or the public interest and is supported by the attached narrative, photographs, exhibits, and supporting documentation. Thank you kindly!

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: Quinn J. Falzon DATE: 7/23/26

PROPERTY OWNER AUTHORIZATION

Date: 7/23/20

To:

White Lake Township Zoning Board of Appeals
7525 Highland Road
White Lake, MI 48383

RE: Authorization for Zoning Board of Appeals Application

Property Address: 7551 Haley Road, White Lake, Michigan 48383

To the Members of the White Lake Township Zoning Board of Appeals:

I, Quinn J. Falzon, am an owner of the property located at 7551 Haley Road, White Lake, Michigan 48383.

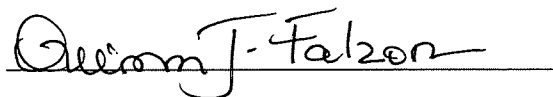
By this letter, I authorize the submission and processing of the accompanying Zoning Board of Appeals variance application for the above-referenced property. This authorization is made on behalf of the ownership interests associated with the property, including Quinn J. Falzon and the Michael K. Falzon Trust.

I respectfully request that the Zoning Board of Appeals review the application and the supporting materials submitted with it. I understand that this authorization permits the Township to process and consider the requested variance for the property.

Should additional information or clarification be required, I am available to assist throughout the review process.

Thank you for your time and consideration.

Respectfully submitted,



Quinn J. Falzon

Property Owner

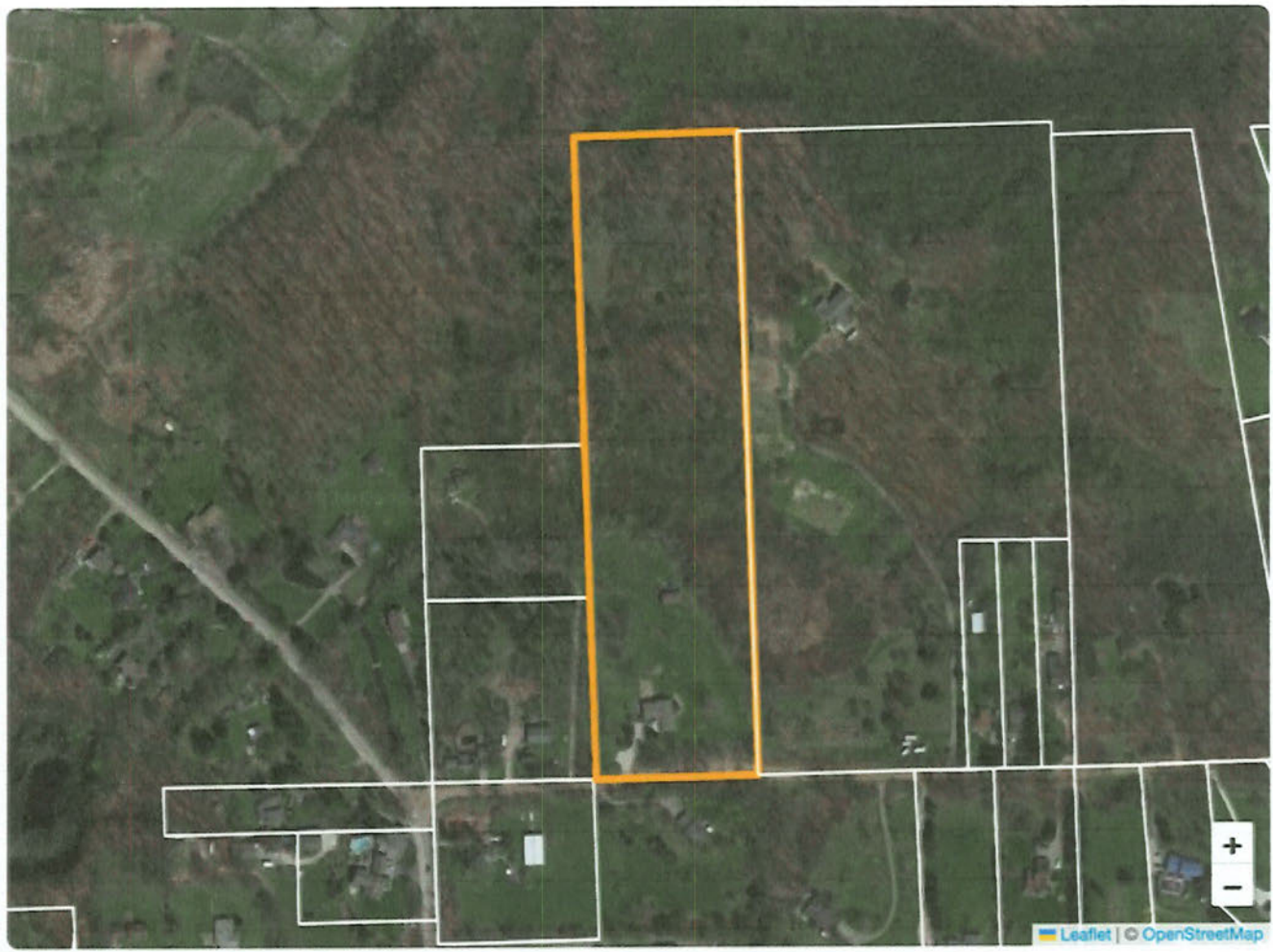
7551 Haley Road

White Lake, MI 48383

Phone: 947-466-5134

Email: qfmichigan@gmail.com

Date: 7/23/20



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

May 16, 2024

Michael and Quinn Falzon
7551 Haley Rd
White Lake, MI 48383

Re: Swimming Pool Barrier Requirements

Based on the submitted application, the proposed swimming pool does not satisfy the White Lake Township Clear Zoning Ordinance for swimming pool barriers.

Article 5.10 of the White Lake Township Clear Zoning Ordinance: swimming pools shall be fenced on all sides with a minimum four-foot high, non-ladderable fence, with any gate to be self-closing and latching.

While the swimming pool is proposed to include a code-compliant safety cover as permitted by Section 305 of 2021 International Swimming Pool and Spa Code, it lacks the barrier requirements required by the ordinance.

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 June 27th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than May 23rd at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

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WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

Narrative in Support of Variance Request

Property Address

7551 Haley Road
White Lake, Michigan 48383

Applicants

Quinn J. Falzon Trust
Michael K. Falzon

Hearing Date

August 27, 2026

Ordinance

White Lake Township Zoning Ordinance
Section 7.37 – General Variance Standards

Request

Variance from the requirement to install a perimeter fence surrounding an existing in-ground residential swimming pool.

Submitted To

White Lake Township Zoning Board of Appeals

“This application is respectfully submitted to demonstrate that the requested variance satisfies the standards established under Section 7.37 of the White Lake Township Zoning Ordinance while preserving the public safety objectives intended by the Ordinance.”

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8. Section 7.37(B) – Unique Situation
9. Section 7.37(C) – Not Self-Created
10. Section 7.37(D) – Substantial Justice
11. Section 7.37(E) – Minimum Variance Necessary
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14. Conclusion
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Proposed Exhibits

Exhibit A – Property Survey

Exhibit B – Aerial Photograph of Entire Property

Exhibit C – Wetlands Map

Exhibit D – Photographs of Existing Conditions

Exhibit E – Retaining Wall Photographs

Exhibit F – Automatic Safety Cover Specifications

Exhibit G – Winter Safety Cover

Exhibit H – Existing Pool Layout

Exhibit I – Property Boundary and Surrounding Wooded Areas

Exhibit J – Historical Property Information (Previous Pool)

Exhibit K – Additional Supporting Documentation

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LETTER TO THE ZONING BOARD OF APPEALS

August 27, 2026

White Lake Township Zoning Board of Appeals

RE: Variance Request – 7551 Haley Road, White Lake, Michigan 48383

Dear Members of the Zoning Board of Appeals,

Thank you for taking the time to review our variance request. We recognize the important responsibility entrusted to the Board to protect the health, safety, and welfare of White Lake Township residents, and we sincerely appreciate your service to our community.

Our request is not made to avoid safety requirements, nor is it intended to challenge the purpose of the Township's pool barrier ordinance. Rather, we respectfully ask the Board to consider the exceptional physical characteristics of our property and the extensive safety measures already in place.

Our property is unlike a typical residential subdivision lot. It consists of approximately 10.5 acres in a rural agricultural setting, surrounded by extensive wetlands and mature wooded areas. It is located on a dirt road, has no sidewalks, no homeowners association, and very limited public access. The pool area is further protected by an existing six-foot retaining wall, a professionally installed automatic electric safety cover that remains closed whenever the pool is not in use, and an additional winter safety cover during the off-season.

We believe these unique characteristics satisfy the intent of Section 7.37 and respectfully request that the Board grant the minimum variance necessary.

Thank you for your thoughtful consideration.

Respectfully submitted,

Quinn J. Falzon



PAGES 4–26

PAGE 4 – EXECUTIVE SUMMARY

The Applicants respectfully request a variance from the requirement to install a perimeter fence around the existing residential swimming pool.

The request is based upon the unique physical characteristics of the property—not personal preference, financial hardship, or aesthetics. The property’s size, rural agricultural setting, wetlands, mature wooded surroundings, existing retaining wall, and multiple integrated safety systems distinguish it from a typical residential lot.

The requested variance is the minimum necessary and would preserve the public safety objectives of the Ordinance while recognizing the property’s exceptional circumstances.

PAGE 5 – PROPERTY DESCRIPTION

Property Address:

7551 Haley Road

White Lake, Michigan 48383

Property Characteristics

- Approximately 10.5 acres
- Agricultural zoning/use
- Rural location
- Dirt road access
- No subdivision
- No homeowners association
- No sidewalks
- No public pedestrian traffic
- Extensive wetlands
- Mature heavily wooded surroundings
- Significant separation from neighboring homes
- Existing six-foot retaining wall
- Existing 20' × 40' in-ground saltwater pool
- Automatic electric safety cover
- Winter safety cover

Unlike a typical subdivision lot, the property is naturally secluded and buffered by its size, topography, wetlands, and wooded surroundings.

PAGE 5A – PURPOSE OF THE VARIANCE

Purpose of the Variance

The Applicants respectfully request a variance from the White Lake Township requirement to install a perimeter fence around the existing in-ground residential swimming pool.

This request is **not** intended to eliminate safety measures, avoid compliance with the intent of the Ordinance, or establish a precedent for other properties.

Rather, the Applicants request that the Zoning Board of Appeals recognize the unique physical characteristics of this property and the extensive safety measures already in place. The property's approximately 10.5-acre size, agricultural setting, rural location, extensive wetlands, mature wooded surroundings, existing six-foot retaining wall, and professionally installed automatic electric safety cover create circumstances that differ substantially from a typical residential subdivision lot.

The Applicants respectfully submit that these combined features further the underlying public safety objectives of the Ordinance while making the installation of an additional perimeter fence unnecessary under the unique circumstances of this property.

PAGE 5B – PROPERTY CHARACTERISTICS AT A GLANCE

Property Characteristics

Characteristic	Existing Condition
Property Size	Approximately 10.5 Acres
Zoning	Agricultural
Location	Rural White Lake Township
Road	Dirt Road
Homeowners Association	None
Sidewalks	None
Public Pedestrian Access	Extremely Limited
Wetlands	Surrounding Portions of Property
Mature Wooded Areas	Yes
Existing Retaining Wall	Approximately Six Feet
Swimming Pool	20' × 40' Saltwater Pool
Automatic Safety Cover	Professionally Installed
Winter Safety Cover	Installed During Off-Season
Previous Pool	Existing pool replaced an older pool previously located on the property
Neighboring Homes	Significant Separation

These characteristics distinguish the property from the majority of residential lots within White Lake Township.

PAGE 5C – EXISTING LAYERS OF PROTECTION

Multiple Independent Safety Features

The Applicants have intentionally incorporated multiple layers of protection designed to reduce access to the pool whenever it is not actively in use.

Layer 1

Professionally installed automatic electric safety cover.

Layer 2

Key-operated control system that limits operation to authorized users.

Layer 3

Additional winter safety cover installed during the off-season.

Layer 4

Existing six-foot retaining wall surrounding portions of the pool area.

Layer 5

Natural wetlands surrounding portions of the property.

Layer 6

Dense mature wooded areas creating natural visual and physical buffers.

Layer 7

Approximately 10.5 acres providing substantial separation from neighboring properties.

Layer 8

Rural location with no sidewalks, no subdivision, no homeowners association, and very limited public access.

Together, these independent features create multiple layers of protection that are uniquely suited to this property's physical characteristics.

PAGE 5D – FINDINGS OF FACT

Findings of Fact

The Applicants respectfully submit the following facts in support of this variance request:

1. The subject property consists of approximately 10.5 acres.
 2. The property is located within a rural agricultural area of White Lake Township.
 3. The property is surrounded by extensive wetlands and mature wooded areas.
 4. The property is located on a dirt road and is not within a residential subdivision.
 5. There is no homeowners association and no public sidewalks providing pedestrian access.
 6. The existing pool is a 20-foot by 40-foot in-ground saltwater swimming pool.
 7. Prior to the Applicants' ownership, an older swimming pool existed on the property.
 8. The current pool replaced the previous pool and incorporates substantially enhanced safety features.
 9. The pool is equipped with a professionally installed automatic electric safety cover that remains closed whenever the pool is not actively in use.
 10. A winter safety cover is installed during the off-season.
 11. Portions of the pool area are protected by an existing six-foot retaining wall.
 12. Neighboring residences are located significant distances from the pool area.
 13. The Applicants seek only the minimum variance necessary from the perimeter fence requirement.
 14. The requested variance would not change the permitted residential use of the property.
 15. The Applicants remain committed to maintaining and operating the pool in a safe and responsible manner.
-

PAGE 6 – HISTORY OF THE PROPERTY

Prior to our ownership, an older swimming pool existed on the property. That pool did not incorporate the modern safety features now present.

Since purchasing the property, we have invested substantially in improving safety by installing a professionally constructed saltwater pool equipped with an automatic electric safety cover and a winter safety cover. These improvements represent a significant enhancement over the property's previous condition and reflect our commitment to responsible pool ownership.

PAGE 7 – EXISTING SAFETY FEATURES

The property includes multiple independent layers of protection:

- Automatic electric safety cover
- Key-operated controls
- Cover remains closed whenever the pool is not in use
- Winter safety cover
- Existing six-foot retaining wall
- Extensive wetlands
- Mature wooded surroundings
- Approximately 10.5 acres creating substantial setbacks
- Rural location with limited outside traffic

These measures collectively reduce access to the pool when it is not in use.

PAGE 8 – ENHANCED SAFETY IMPROVEMENTS

Rather than relying on a single protective measure, the property incorporates multiple overlapping safety systems.

These include:

- Automatic safety cover
- Locking controls
- Winter cover
- Retaining wall
- Natural barriers
- Large acreage
- Rural setting

These improvements demonstrate our commitment to safety while maintaining the character of our rural property.

PAGE 9 – SECTION 7.37(A) PRACTICAL DIFFICULTY

A practical difficulty exists because of the exceptional physical characteristics of this property.

The parcel is substantially larger than a typical residential lot and is surrounded by wetlands and mature wooded areas that naturally restrict access and visibility.

The pool is additionally protected by an existing retaining wall and an automatic safety cover that remains closed whenever the pool is not in use.

Our request is not based upon economic hardship, convenience, or aesthetics. Rather, it is based upon the unique characteristics of the property and the existing safety measures that already further the public safety purpose of the Ordinance.

PAGE 10 – SECTION 7.37(B) UNIQUE SITUATION

This property is unique because it combines:

- 10.5 acres
- Agricultural setting
- Extensive wetlands
- Mature wooded surroundings
- Dirt road
- No sidewalks
- No HOA
- Significant distance to neighboring homes
- Existing retaining wall
- Multiple integrated pool safety systems

These conditions differ substantially from the typical residential properties within the Township.

PAGE 11 – SECTION 7.37(C) NOT SELF-CREATED

The Applicants acknowledge that the existing swimming pool was constructed on the property. However, the practical difficulty for which relief is requested is not the existence of the pool itself.

Rather, the practical difficulty arises from the unique physical characteristics of the property, including its approximately 10.5-acre size, agricultural setting, extensive wetlands, mature wooded surroundings, existing six-foot retaining wall, significant setbacks from neighboring properties, and rural location.

These site characteristics are inherent to the land and were not created by the Applicants. The Applicants are requesting relief because strict application of the Ordinance to this uniquely situated parcel does not account for these exceptional conditions or the property's existing layers of protection.

PAGE 12 – SECTION 7.37(D) SUBSTANTIAL JUSTICE

Granting the requested variance would not adversely affect neighboring properties or the public.

The requested relief would not increase:

- Traffic
- Noise
- Fire hazards
- Density
- Visual impacts
- Odors
- Public safety concerns

The variance would simply recognize that this property already employs multiple protective measures that achieve the Ordinance's public safety objectives in light of its unique setting.

PAGE 13 – SECTION 7.37(E) MINIMUM VARIANCE NECESSARY

The Applicants seek only the minimum relief necessary.

All existing safety measures will remain in place.

The only relief requested is from constructing an additional perimeter fence around the pool.

PAGE 14 – SECTION 7.37(F) COMPLIANCE WITH OTHER LAWS

This request is not made for purposes of complying with the Michigan Right to Farm Act or the Americans with Disabilities Act.

Accordingly, this section is not applicable.

SUMMARY OF COMPLIANCE WITH SECTION 7.37

Ordinance
Requirement
t

Applicants' Response

A. Practical Difficulty	The property's exceptional size, rural setting, wetlands, wooded surroundings, retaining wall, and existing safety systems create a practical difficulty unique to this parcel.
B. Unique Situation	The property differs substantially from a typical residential subdivision lot due to its acreage, agricultural setting, natural barriers, and limited public access.
C. Not Self-Created	The unique physical characteristics giving rise to the practical difficulty are inherent to the property and were not created by the Applicants.
D. Substantial Justice	Granting the variance would preserve public safety, would not adversely affect neighboring properties, and would not create special development rights.
E. Minimum Variance Necessary	The Applicants seek only relief from the perimeter fence requirement while retaining all other existing safety measures.
F. Compliance with Other Laws	This provision is not applicable to the present request.

The Applicants respectfully submit that the requested variance satisfies each of the applicable standards set forth in Section 7.37 of the White Lake Township Zoning Ordinance.

PAGE 15 – CONSISTENCY WITH THE PURPOSE OF THE ORDINANCE

We fully support the Township's goal of preventing accidental or unauthorized access to swimming pools.

This request seeks recognition that the property's existing safety measures, combined with its unique physical characteristics, further those same public safety objectives.

PAGE 16 – CONCLUSION

For the reasons presented, we respectfully request approval of this variance.

The property possesses exceptional characteristics not commonly found within the Township.

Granting this limited variance would recognize those unique circumstances while preserving the intent of the Ordinance and protecting the public.

We sincerely appreciate the Board's consideration.

EXHIBIT INDEX

Exhibit A: Historical Property Photographs

Exhibit B: Current Property Improvements

Exhibit C: Additional Site Documentation Photographs

Exhibit D: Automatic Electric Safety Cover & Keyed Control

Exhibit E: Property Characteristics (Retaining Wall, Wooded Setting, Open Space & Rural Roadway)

PHOTOGRAPH INDEX

- **Figure 1.** Overall view of pool with automatic safety cover closed.
- **Figure 2.** View from deck illustrating retaining wall and pool area.
- **Figure 3.** Winter safety cover installed.
- **Figure 4.** Automatic safety cover fully closed over pool.
- **Figure 5.** Pool in normal residential use.
- **Figure 6.** Rear yard demonstrating expansive open space.
- **Figure 7.** Retaining wall adjacent to pool.
- **Figure 8.** Pool and retaining wall with safety cover secured.
- **Figure 9.** Haley Road rural dirt road frontage.
- **Figure 10.** Front driveway and residence.
- **Figure 11.** Side yard and wooded surroundings.
- **Figure 12.** Landscape stairway and grade changes.
- **Figure 13.** Landscape screening surrounding pool equipment.
- **Figure 14.** Rear fire pit and surrounding acreage.
- **Figure 15.** Automatic keyed safety cover control.
- **Figure 16.** Additional view of keyed control switch.
- **Figure 17.** Close-up of retaining wall construction.

EXHIBIT A

Historical Property Photographs

Purpose: These historical photographs document the condition of the property prior to the Applicants' purchase and renovation. They demonstrate that significant improvements were made to modernize the residence and replace deteriorated features with safer, higher-quality construction.

Figure 1 – Original rear elevation of the residence before renovations.



Figure 1 – Original rear elevation of the residence before renovations.

Relevance to Variance Request: This photograph shows the rear of the residence before the Applicants purchased and extensively renovated the property. At that time, the exterior decks and pool area were older and later replaced as part of a substantial investment to improve the property's safety and condition.

Figure 2 – Original aerial view showing surrounding wetlands and open land.

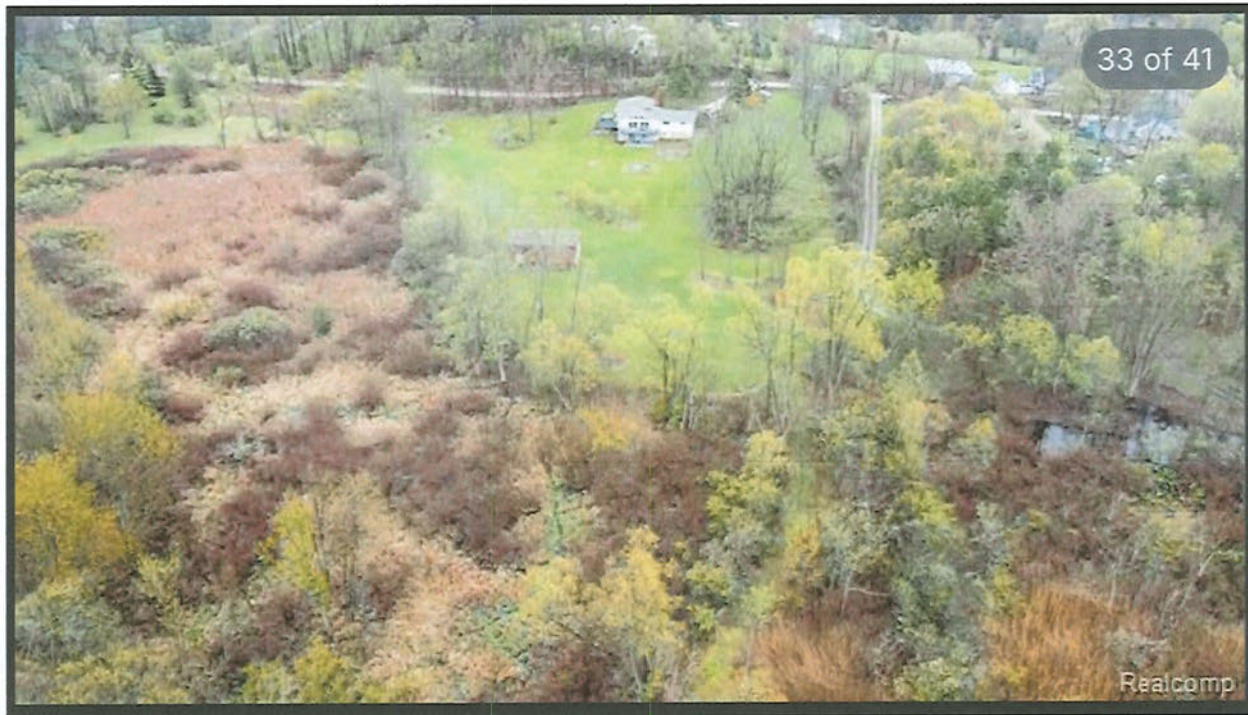


Figure 2 – Original aerial view showing surrounding wetlands and open land.

Relevance to Variance Request: This aerial photograph illustrates the property's rural character, extensive wetlands, and significant open space surrounding the residence.

Figure 3 – Original aerial overview of the approximately 10-acre property.

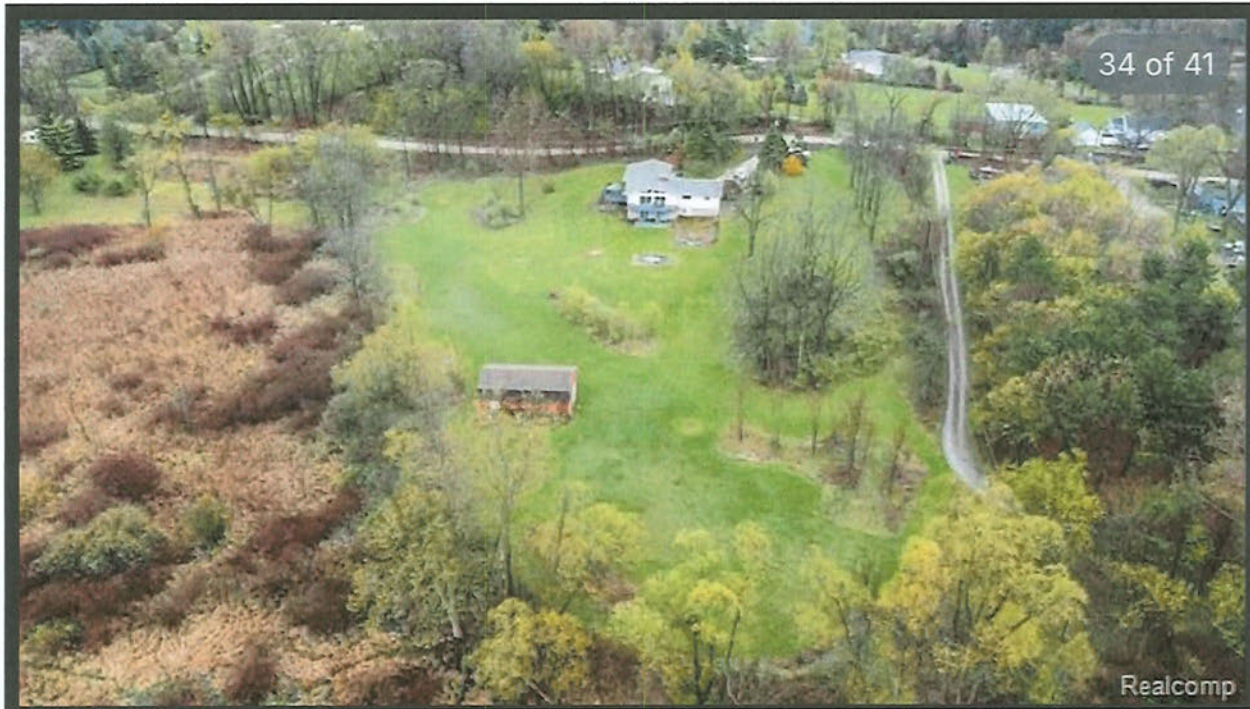


Figure 3 – Original aerial overview of the approximately 10-acre property.

Relevance to Variance Request: This view demonstrates the size of the parcel, the distance from neighboring homes, and the natural wooded and wetland features.

Figure 4 – Parcel map identifying the property boundaries.



7551 Haley Rd, White Lake, MI 48383

Figure 4 – Parcel map identifying the property boundaries.

Relevance to Variance Request: This map identifies the parcel and illustrates the relationship between the residence, surrounding wooded areas, and neighboring properties.

Figure 5 – Satellite image illustrating wetlands surrounding the property.

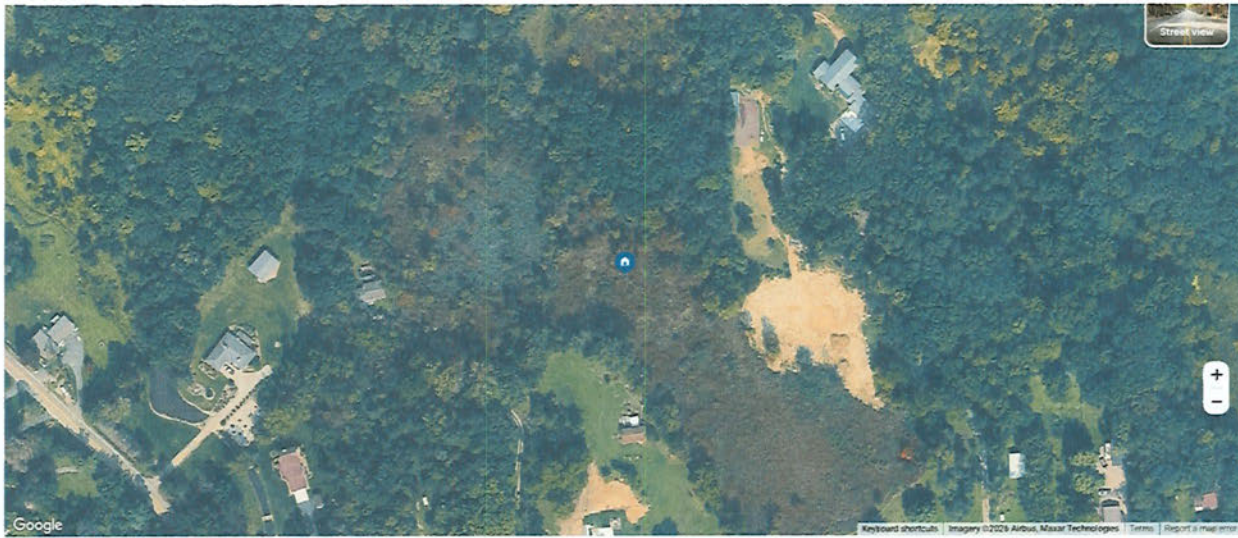


Figure 5 – Satellite image illustrating wetlands surrounding the property.

Relevance to Variance Request: This image further demonstrates the extensive natural features surrounding the residence.

Figure 6 – Rear elevation prior to renovation.



Figure 6 – Rear elevation prior to renovation.

Relevance to Variance Request: This image documents the property's condition before renovation. The Applicants replaced deteriorated decking and railings, removed the previous pool and deteriorated wood framing, improved drainage, installed new concrete decking, new Trex wraparound decking and railings, new siding, and made substantial improvements to enhance the property's overall safety and functionality.

EXHIBIT B

Current Property Improvements

Purpose: These photographs document the property's current condition after extensive renovations. They show the automatic pool safety cover in the closed position, the new concrete decking, the retaining wall, the covered Trex deck, mature landscaping, and the property's wooded surroundings.

Figure 7 – Current view of the pool area from the covered Trex deck.



Figure 7 – Current view of the pool area from the covered Trex deck.

Relevance to Variance Request: View showing the automatic safety cover in the closed position, the concrete pool deck, and the existing retaining wall. The mature landscaping and wooded backdrop illustrate the natural separation surrounding the pool area.

Figure 8 – Automatic safety cover secured over the pool.



Figure 8 – Automatic safety cover secured over the pool.

Relevance to Variance Request: The automatic cover is fully closed, creating a continuous protective barrier over the water whenever the pool is not in use.

Figure 9 – Retaining wall and improved pool surroundings.



Figure 9 – Retaining wall and improved pool surroundings.

Relevance to Variance Request: This photograph shows the substantial retaining wall, upgraded landscaping, and new concrete deck installed as part of the renovation.

Figure 10 – Current pool improvements.

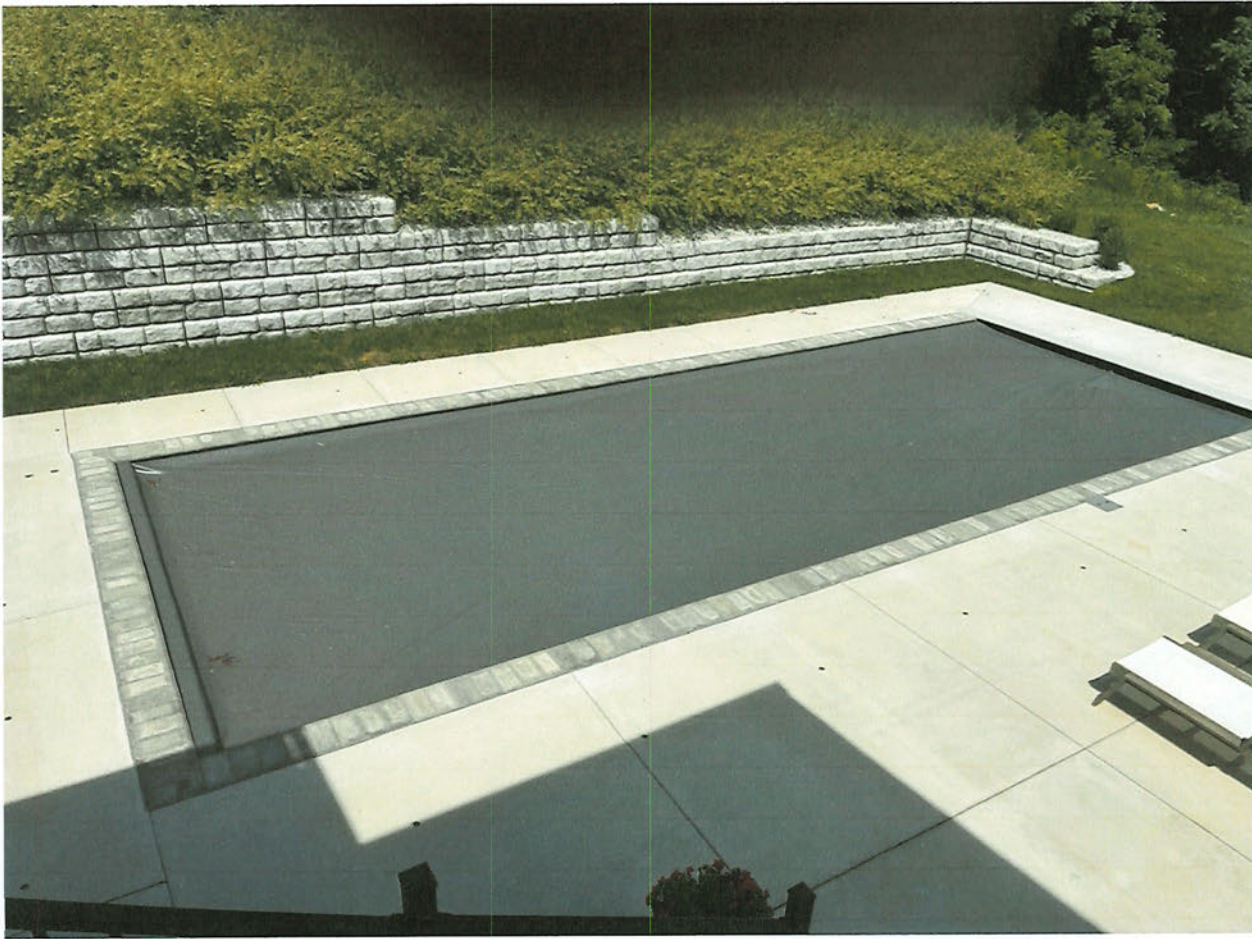


Figure 10 – Current pool improvements.

Relevance to Variance Request: Current condition of the pool with the automatic safety cover and surrounding hardscape improvements.

Figure 11 – View across the rear yard.



Figure 11 – View across the rear yard.

Relevance to Variance Request: The rear yard demonstrates the property's open space, mature trees, and distance from neighboring properties.

Figure 12 – Covered Trex deck overlooking the pool.



Figure 12 – Covered Trex deck overlooking the pool.

Relevance to Variance Request: The new covered Trex deck and aluminum railings replaced the deteriorated wood deck that previously existed.

Figure 13 – View toward the rear acreage.



Figure 13 – View toward the rear acreage.

Relevance to Variance Request: This view illustrates the large rear yard and wooded surroundings that contribute to the property's unique physical characteristics.

Figure 14 – Wooded perimeter adjacent to the pool area.



Figure 14 – Wooded perimeter adjacent to the pool area.

Relevance to Variance Request: The wooded perimeter provides natural separation between the pool area and surrounding properties.

EXHIBIT C

Additional Site Documentation Photographs

Figure C-1 – Overall View of the Pool Area



Figure C-1 – Overall View of the Pool Area

Relevance to Variance Request: This photograph provides an overall view of the renovated pool area, illustrating the property's layout, surrounding improvements, and multiple permanent safety features.

Figure C-2 – Pool and Back Yard Area



Figure C-2 – Pool Area

Relevance to Variance Request: This photograph shows the pool, surrounding hardscape, and deck improvements, demonstrating the well-maintained condition of the pool area.

Figure C-3 – Back of property



Figure C-3 – Back of property

Relevance to Variance Request: This photograph shows the back of the property from pool area.

Figure C-4 – Additional Pool and Retaining Wall



Figure C-4 – Additional Pool and Retaining Wall

Relevance to Variance Request: This photograph provides another perspective of the pool area and retaining wall.

Figure C-5 – Pool angle facing home.



Figure C-5 – Pool angle facing home.

Relevance to Variance Request: This photograph is the pool angle with safety covering.

Figure C-6 – Overall Pool and Surrounding Landscape



Figure C-6 – Overall Pool and Surrounding Landscape

Relevance to Variance Request: This photograph highlights the landscaped pool area, surrounding green space, and rural setting.

Figure C-7 – Residence, Covered Patio, and Pool Area



Figure C-7 – Residence, Covered Patio, and Pool Area

Relevance to Variance Request: This photograph illustrates the relationship between the residence, covered patio, and pool area, showing clear visibility from the home.

Figure C-8 – Rear Yard and Adjacent Open Space



Figure C-8 – Rear Yard and Adjacent Open Space

Relevance to Variance Request: This photograph documents the expansive rear yard and surrounding open space characteristic of the property.

EXHIBIT D

Automatic Electric Safety Cover & Keyed Control

Figure D-1 – Keyed Control Switch (Key Inserted)



Figure D-1 – Keyed Control Switch (Key Inserted)

Relevance to Variance Request: This photograph depicts the keyed operating control for the automatic electric safety cover with the key inserted. The cover can only be operated by an authorized user using the key-operated switch, helping prevent unauthorized operation and providing an additional layer of safety when the pool is not in use.

Figure D-2 – Keyed Control Switch (Key Removed)



Figure D-2 – Keyed Control Switch (Key Removed)

Relevance to Variance Request: This photograph shows the automatic safety cover control with the key removed. Removing the key prevents operation of the automatic cover by unauthorized individuals and demonstrates that the safety system is intentionally secured whenever the pool is unattended.

EXHIBIT E

Property Entrance & Site Characteristics

Figure E-1 – Rural Dirt Road Frontage

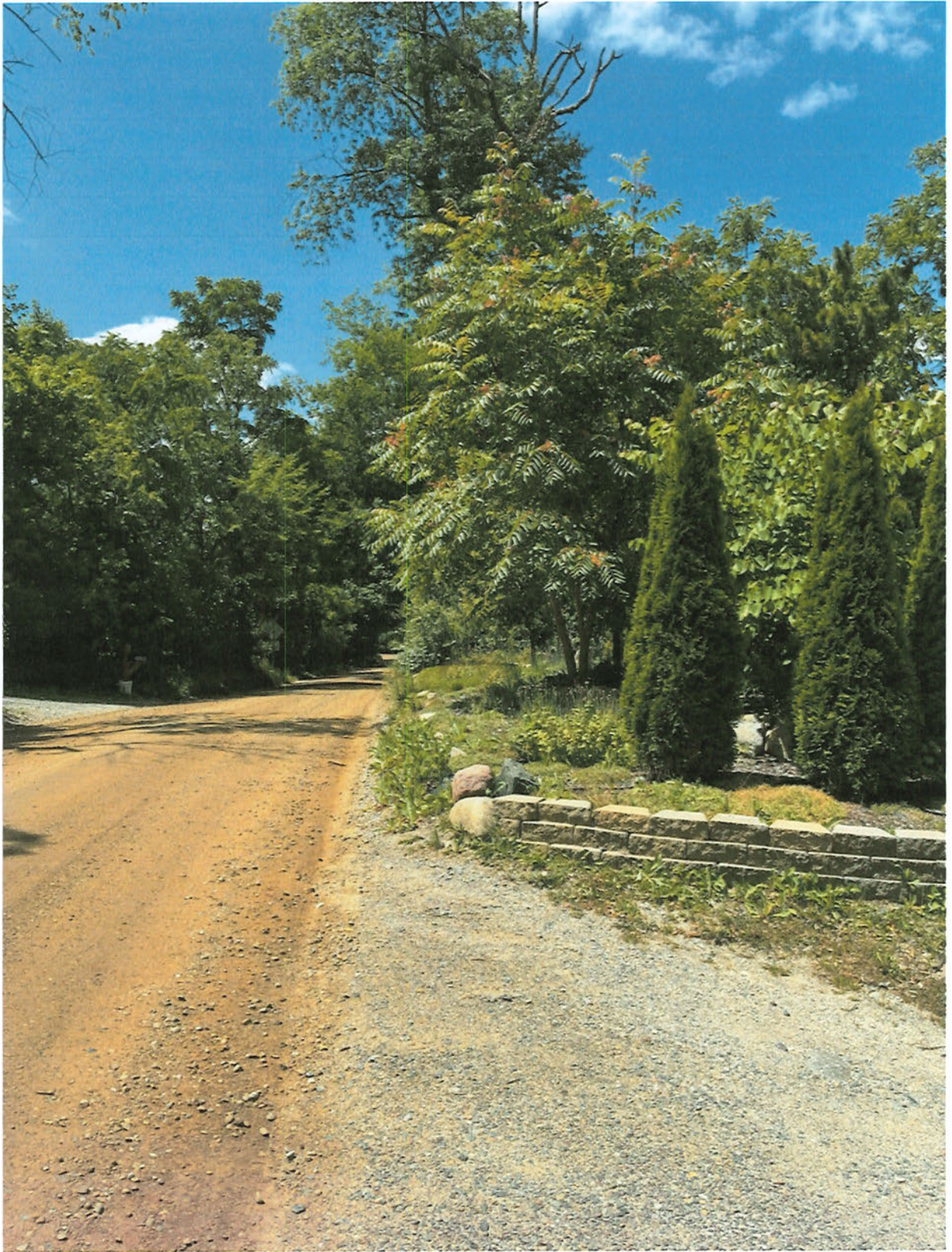


Figure E-1 – Rural Dirt Road Frontage

Relevance to Variance Request: The property is located on a quiet rural dirt road with very limited traffic. This setting reflects the unique rural character of the property and distinguishes it from typical suburban residential neighborhoods.

Figure E-2 – Concrete Driveway Entrance



Figure E-2 – Concrete Driveway Entrance

Relevance to Variance Request: This wide concrete driveway provides controlled access to the residence while illustrating the substantial setback between the roadway and the home's recreational amenities.

Figure E-3 – Side Yard & Wooded Buffer



Figure E-3 – Side Yard & Wooded Buffer

Relevance to Variance Request: This view demonstrates the expansive side yard and mature wooded buffer surrounding the property, providing natural separation from neighboring properties.

Figure E-4 – Landscaped Entrance



Figure E-4 – Landscaped Entrance

Relevance to Variance Request: The landscaped entrance, terraced retaining walls, and mature trees reflect the property's established design while emphasizing that the pool area is located well beyond the front entrance.

Figure E-5 – Evergreen Screening & Pool Equipment Area

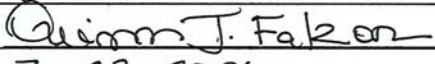


Figure E-5 – Evergreen Screening & Pool Equipment Area

Relevance to Variance Request: This photograph shows evergreen screening and landscaping adjacent to the pool equipment area, further illustrating the multiple physical barriers and site features surrounding the pool area.

APPLICANT CERTIFICATION

I certify that the information contained in this variance packet and accompanying exhibits is true and accurate to the best of my knowledge. The attached photographs are representative of the existing conditions at the property located at 7551 Haley Road, White Lake Township, Michigan.

Applicant:	Quinn J. Falzon
Signature:	
Date:	7-23-2026
Property:	7551 Haley Road, White Lake, MI 48383