

TO: Zoning Board of Appeals

FROM: David J. Waligora, AICP, Senior Planner

DATE: August 20, 2026

RE: 2290 Kingston Road – Maximum Lot Coverage Variance

Agenda item: 8D

Appeal Date: August 27, 2026

Applicant: Jasdeep Dhariwal
2290 Kingston Road
White Lake, MI 48386

Owner: Jasdeep Dhariwal

Address: 2290 Kingston Road

Parcel #: 12-14-233-007

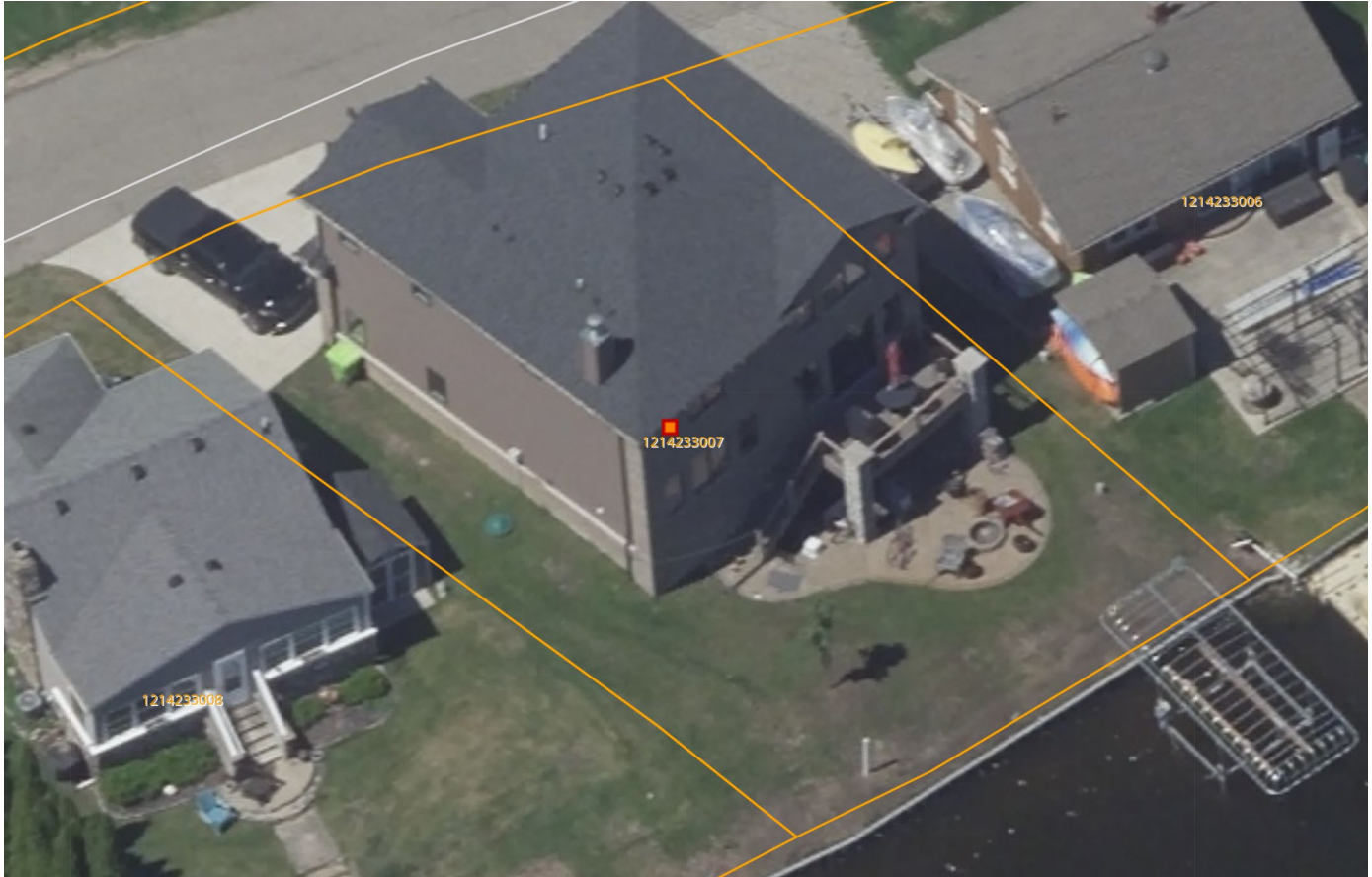
Location: North of Pontiac Lake
Road on the east side
of Kingston St.

Zoning: R1-D, Single Family
Residential



Property Description

The subject property is located at 2290 Kingston Road and is identified as Parcel No. 12-14-233-007, Lot 83 of the English Villas Subdivision. The parcel contains approximately 5,087 square feet (0.116 acres) and is zoned R1-D, Single Family Residential. The property is located on Pontiac Lake, is served by a private well and public sanitary sewer, and contains a two-story single-family residence constructed in 2021. The parcel is substantially smaller than the current 12,000-square-foot minimum lot area required in the R1-D District and is considered a substandard lot.



Applicant Request

The applicant is requesting a variance from the maximum lot coverage requirement to allow construction of a 385-square-foot screened porch beneath the previously approved lakeside deck. The proposed improvement would increase total lot coverage from approximately 1,398 square feet (27.5%) to approximately 1,783 square feet (35%), exceeding the 30% maximum lot coverage permitted for the R1-D District by approximately 5 percentage point.

Change in Lot Coverage Standards

In late 2023 and into 2024, the Township revisited its residential lot coverage standards. At that time, the R1-D District generally limited lot coverage to 20 percent. The ordinance was subsequently amended to allow 25 percent lot coverage on properties without public sanitary sewer and 30 percent on properties served by public sanitary sewer.

This change is relevant because the property received a lot coverage variance in 2020 under the former 20-percent standard. At that time, the ZBA granted a 6.22-percentage-point variance, allowing approximately 26.22 percent lot coverage for construction of the residence.

Under the current ordinance, that level of coverage would no longer require a variance. The present request is therefore being considered under a substantially more permissive lot coverage standard than the one in effect when the property was originally developed. The ZBA has not heard a case on lot coverage in residential zoning districts since the ordinance update was adopted.

ZBA History

The subject property has been before the Zoning Board of Appeals on several occasions since redevelopment of the parcel began in 2020. Because the prior requests involved the same parcel and several of the same physical characteristics relevant to the present application, staff believes the property's variance history provides useful context for the Board's review. Each prior approval was specific to the request considered at that time and does not establish an entitlement to additional relief.

In December 2020, the ZBA approved construction of the existing single-family residence. The Board granted a 13.2-foot front yard setback variance, a 6.22-percentage-point lot coverage variance, a 20-foot minimum lot width variance, and a 6,913-square-foot minimum lot area variance. The Board noted that the parcel was nonconforming and remained in the same configuration as originally platted. Members also found that the applicant had worked to minimize the requested relief, maintained the side-yard setbacks, preserved a meaningful setback from Pontiac Lake, and considered neighboring lake views. The Board further found that the hardship was not self-created. The request was approved unanimously.

In August 2021, the property returned to the ZBA after the final as-built survey showed that the newly constructed residence did not precisely comply with the setbacks approved in 2020. The applicant sought additional relief of 0.5 feet from the approved front yard setback and 0.9 feet from the required east side yard setback. During that review, some Board members distinguished the construction discrepancies from the physical limitations of the lot and characterized the violations as self-created because they resulted from the manner in which the house was constructed. The Board nevertheless approved the additional setback relief by a 3-2 vote.

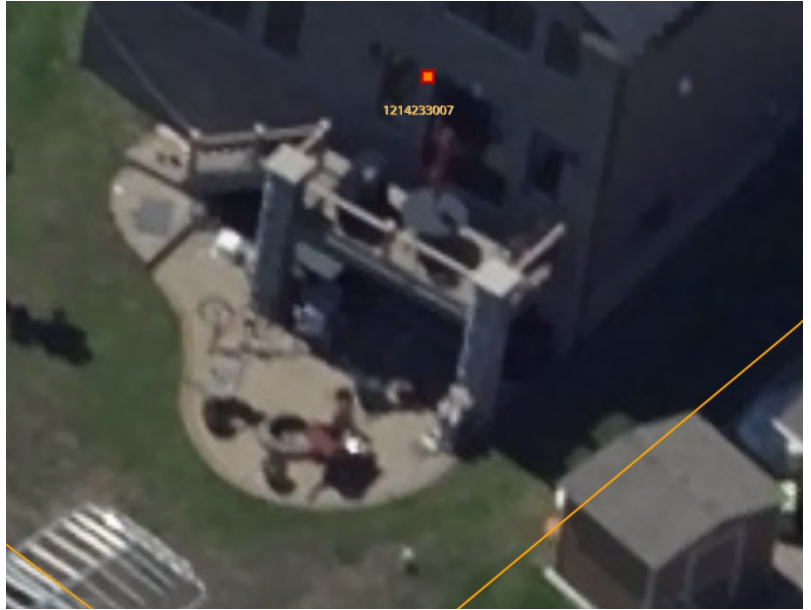
In August 2025, the ZBA considered a request to expand the elevated deck on the Pontiac Lake side of the residence. The proposed deck required a 7.6-foot variance from the 25-foot natural features setback. In approving the request, the Board found that the orientation of the house in relation to the lake created a practical difficulty and unique situation, that the condition was not self-created because the applicant did not construct the original house or plat the lot, that similar recreational improvements existed on neighboring property, and that the narrowness of the lot and proposed design supported a finding that the requested relief was the minimum necessary. The variance was approved unanimously.

The prior ZBA actions do not control the outcome of the present request, but they demonstrate that the Board has repeatedly considered the physical constraints of this particular property. They also show that the Board has distinguished between conditions inherent to the lot and circumstances resulting from construction or design choices.

Zoning Analysis

The applicant's request must be evaluated under the current 30-percent lot coverage standard rather than against the more restrictive standard that applied to many of the Township's earlier lot coverage cases. Because the ZBA has not considered a residential lot coverage variance since the 2024 ordinance amendment, there is limited recent precedent regarding relief beyond the current standard.

The property's substandard size is relevant to the request. A percentage-based lot coverage limitation permits substantially less total building area on a substandard parcel than it would on a conforming R1-D lot. This is a physical characteristic of the property and was not created by the current owner. However, the property's substandard status does not by itself establish entitlement to additional lot coverage. The existing residence can presently comply with the more permissive standard adopted by the Township, and the Board must determine whether the additional relief requested for the screened porch results from the physical characteristics of the property or primarily from the applicant's desired design.



The location of the proposed improvement also warrants consideration. The screened porch would be located beneath the elevated deck approved by the ZBA in 2025 rather than creating a new building footprint in a separate portion of the property. In that prior case, the Board found that the orientation of the residence to Pontiac Lake and the narrowness and configuration of the parcel created practical difficulties associated with providing usable outdoor living space. Those physical characteristics remain relevant to the present request, although the current application involves lot coverage and must be evaluated independently under that standard.

Lot coverage generally serves to preserve open area on residential lots and limit the amount of property occupied by buildings and covered structures. Increased building coverage may also affect drainage and stormwater runoff; however, the Township's zoning regulations do not establish a comprehensive maximum for all impervious surfaces. Staff therefore does not believe that stormwater concerns, standing alone, provide a strong basis for either approval or denial without evidence of a specific drainage impact associated with the proposed improvement.

The principal issue for the Board is whether the physical limitations of this particular property justify allowing approximately five additional percentage points of lot coverage under the Township's current, more permissive standard. Of particular importance is whether approximately 35-percent lot coverage represents the minimum relief necessary to reasonably accommodate the proposed screened porch, or whether the porch could be reduced in size to lessen or eliminate the variance.

Zoning Board of Appeals Options:

Motion for Approval

I move to **approve** the variance requested for **2290 Kingston Road, Parcel No. 12-14-233-007**, from the maximum lot coverage requirement of the R1-D Single Family Residential District to allow approximately **35 percent lot coverage**, where **30 percent** is permitted, for construction of a screened porch beneath the previously approved lakeside deck, subject to the following conditions:

1. The applicant shall obtain all required permits from the White Lake Township Building Division.
2. The screened porch shall be constructed substantially in accordance with the plans submitted with the variance application.
3. An as-built survey shall be provided, if required by the Building Official, to verify final lot coverage and applicable setbacks.

Motion for Denial

I move to **deny** the variance requested for **2290 Kingston Road, Parcel No. 12-14-233-007**, from the maximum lot coverage requirement of the R1-D Single Family Residential District to allow approximately **35 percent lot coverage**, where **30 percent** is permitted.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: JASDEEP DHARIWAL PHONE: [REDACTED]
ADDRESS: 2290 KINGSTON, WHITE LAKE, MI 48386
EMAIL: [REDACTED]
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 2290 KINGSTON, WHITE LAKE, MI 48386 ZONING: R1-D
VALUE OF IMPROVEMENT: \$ 100,000 SEV OF EXISTING STRUCTURE: \$ _____

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

THE REQUEST FOR VARIANCE IS TO ALLOW FOR THE 385 SQ. FT. PATIO BELOW THE APPROVED DECK TO BE SCREENED FROM BUGS AND WIND. *THE LOT COVERAGE REQUEST IS FOR 35%.*
THE LOT IS LOCATED 2290 KINGSTON ON PONTIAC LAKE. IT IS A RELATIVELY SMALL LOT WITH A TOTAL AREA OF .12 ACRES AND IS IRREGULAR IN SHAPE.
THE LOT AREA (5,085 SQ. FT.) IS LESS THAN HALF OF THE REQUIRED MINIMUM AREA (12,000 SQ. FT.) IN R1-D AND THEREFORE THE ALLOWABLE LOT COVERAGE (1,526 SQ.FT.) IS RELATIVELY TIGHT FOR A HOUSE AND SMALL GARAGE.
THE ATTACHED SITE PLAN SHOWS THE PROPOSED DECK LOCATION THAT WAS APPROVED IN A PREVIOUS VARIANCE REQUEST AS WELL AS THE LOCATION OF THE PROPOSED SCREENED PATIO. THE DESIGN INTENT HAS BEEN TO MINIMIZE THE VISUAL IMPACT ON THE ADJACENT PROPERTIES, THE SCREENED PATIO DOES NOT GO TO THE END OF THE DECK ABOVE. IT IS RECESSED WITHIN THE MASONRY DECK PIERS. THE DECK ABOVE CANTILEVERS TOWARDS THE WATER.

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: [Signature] DATE: 8/03/2026



DAMIAN
FARRELL
DESIGN
GROUP

359 METTY DRIVE, SUITE 4A
ANN ARBOR, MI 48103
tel: 734.998.1331

FOR VARIANCE REQUEST

DHARIWAL RESIDENCE

2290 KINGSTON ST.
WHITE LAKE, MI 48386

DATE

05.04.26
07.28.26

DESCRIPTION
PRICING SET
VARIANCE: COVERAGE

DESIGN
DRAWN
PROJECT NO.

Designer
Author
05_02_07

COVER SHEET

To.o

VARIANCE: COVERAGE

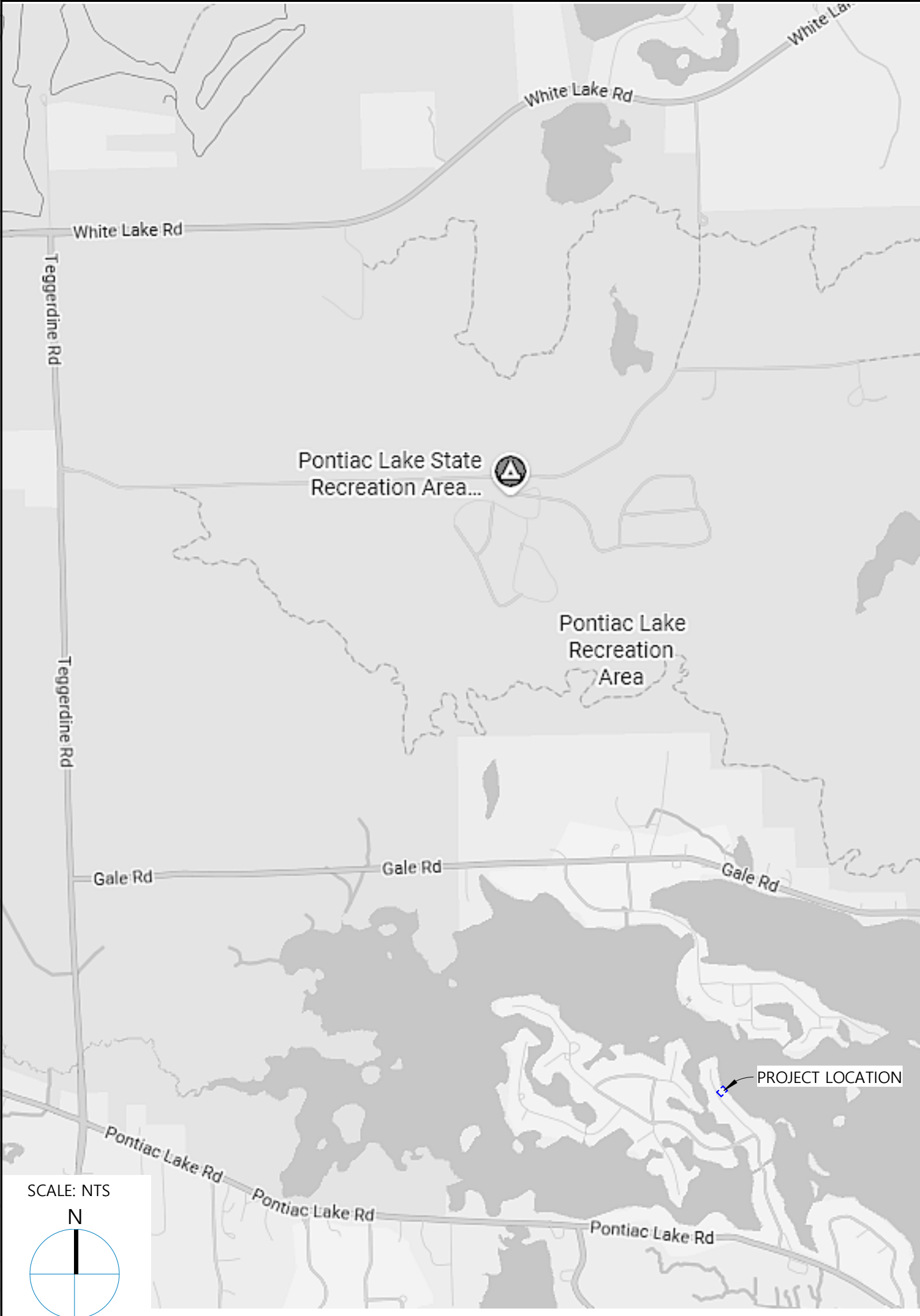
PROJECT NUMBER 05_02_07

DATE 07.28.2026

DHARIWAL RESIDENCE - LOT COVERAGE VARIANCE

2290 KINGSTON ST.
WHITE LAKE, MI 48386

VICINITY MAP



PROJECT DIRECTORY

OWNER
JASDEEP DHARIWAL
2290 KINGSTON
WHITE LAKE, MI 48386

ARCHITECT
DAMIAN FARRELL DESIGN GROUP PLLC
359 METTY DRIVE, SUITE 4A
ANN ARBOR, MICHIGAN 48103
PH. 734.998.1331

LOCATION MAP



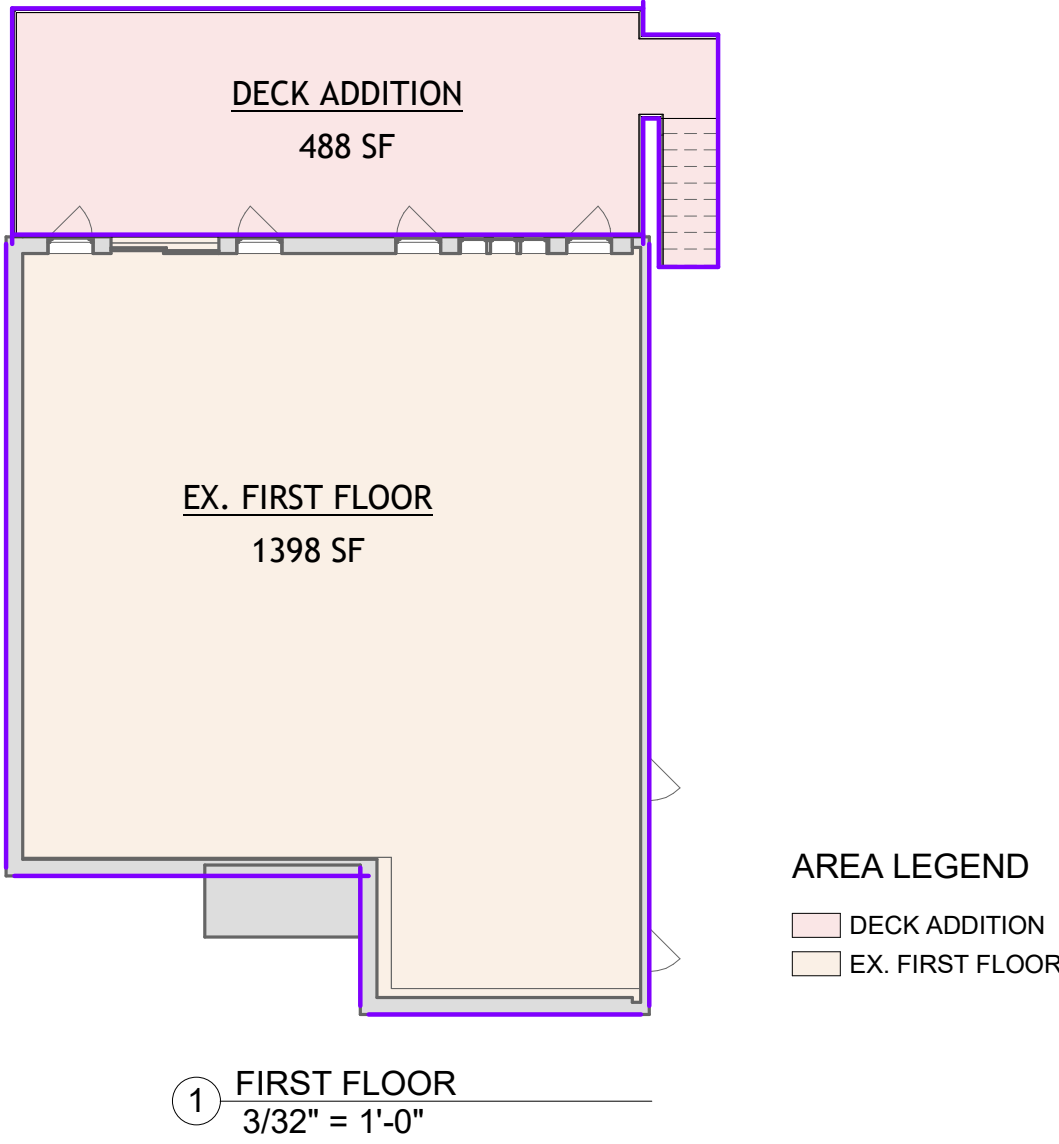
GENERAL PROJECT INFORMATION

LEGAL DESCRIPTION FOR PARCEL 12-14-233-007:
LOT 83, "ENGLISH VILLAS SUBDIVISION", A SUBDIVISION OF PARK OF SECTIONS 11, 13 & 14, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 51 OF PLATS, PAGES 22 & 22A, OAKLAND COUNTY RECORDS

PROJECT DATA

MUNICIPALITY: WHITE LAKE CHARTER TOWNSHIP
ZONING DISTRICT: R1-D
LOT AREA REQUIRED: 12,000 SF
LOT AREA: 12 ACRES
MAX. BUILDING HEIGHT: 25' OR 2 STORIES
EXISTING BUILDING HEIGHT: 2 STORIES
SEE C1.0 FOR ZONING NOTES

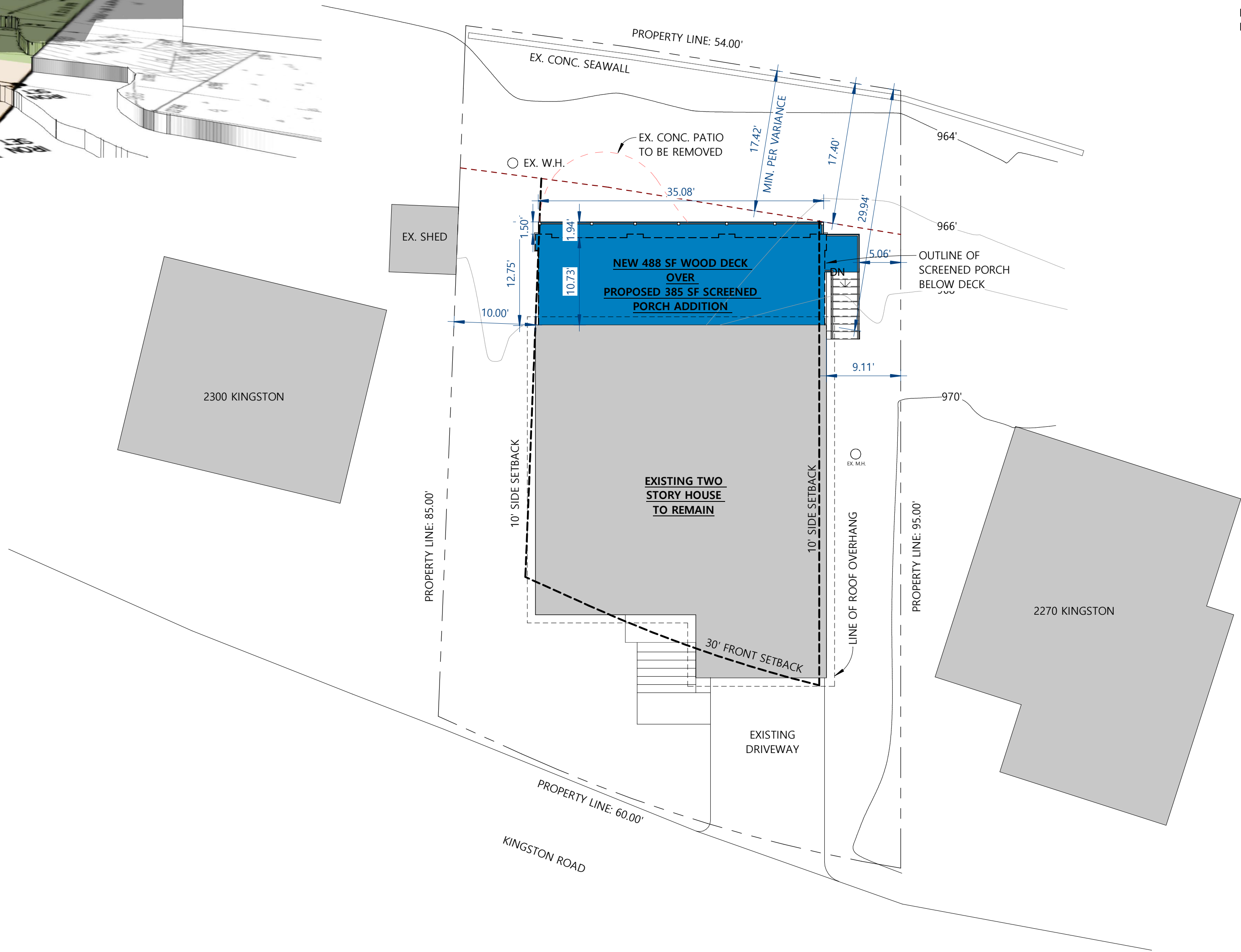
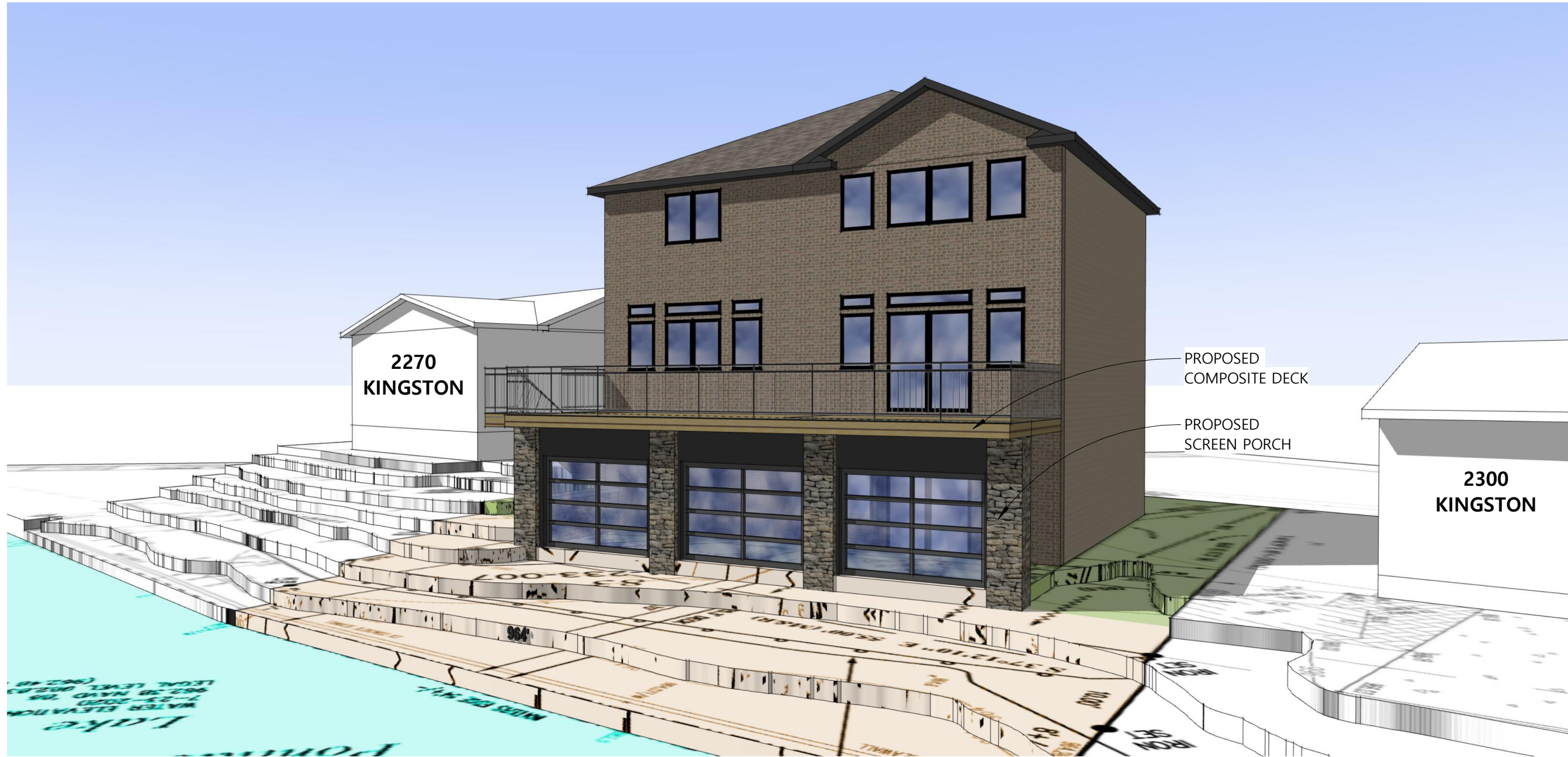
SCOPE OF WORK: PROPOSED 488 SQ. FT. LAKESIDE DECK W/ 385 SQ. FT. SCREENED PATIO BELOW. STAIR IS NOT PART THE SCREENED PATIO. THE DECK LOCATION HAS AN APPROVED VARIANCE FOR WATERFRONT SETBACK.



SHEET INDEX

SHEET NO.	SHEET NAME
T0.0	COVER SHEET
T1.0	GENERAL NOTES & ABBREVIATIONS
C1.0	SITE PLAN
A1.0	FLOOR PLANS
A4.0	ELEVATIONS
A5.0	BUILDING SECTIONS AND DETAILS
A6.0	DETAILS
S1.0	FOUNDATION +FRAMING PLAN

APPLICABLE CODES:
2015 MICHIGAN RESIDENTIAL CODE



ZONING NOTES

ZONING DISTRICT: R1-D
SITE AREA: 5,087 SF (.12 ACRES)
EXISTING COVERAGE AREA (HOUSE + GARAGE) AREA: 1,398 SQ. FT.
PROPOSED AREA (SCREENED PORCH ADDITION) : 385 SQ. FT.
TOTAL PROPOSED COVERAGE AREA: 1,783 SQ. FT.

PROPOSED LOT COVERAGE: 35%
MAX LOT COVERAGE: 30%

FOR VARIANCE REQUEST

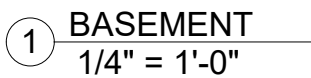
DATE	DESCRIPTION
05.04.26	PRICING SET
07.28.26	VARIANCE: COVERAGE

DHARIWAL RESIDENCE
2290 KINGSTON ST
WHITE LAKE, MI 48386

DESIGN	Designer
DRAWN	Author
PROJECT NO.	05_02_07

SITE PLAN

C1.0



LEGEND

NEW
CONSTRUCTION

EXISTING
TO REMAIN

The figure consists of four vertical bars, each divided into segments of blue and green. The bars are labeled D, F, D, and G from left to right. The first bar (D) has a small blue segment at the top, a larger blue segment in the middle, and a green segment at the bottom. The second bar (F) has a small blue segment at the top, a larger blue segment in the middle, and a green segment at the bottom. The third bar (D) has a small blue segment at the top, a larger blue segment in the middle, and a green segment at the bottom. The fourth bar (G) has a small blue segment at the top, a larger blue segment in the middle, and a green segment at the bottom.

359 METTY DRIVE, SUITE 4A
ANN ARBOR, MI 48103
tel: 734.998.1331

FOR VARIANCE REQUEST

DHARIWAL RESIDENCE
2290 KINGSTON ST.
WHITE LAKE, MI 48386

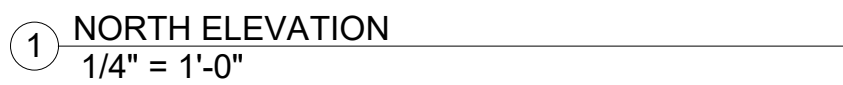
DATE	DESCRIPTION
05.04.26	PRICING SET
07.28.26	VARIANCE: COVERAGE

DESIGN	Designer
DRAWN	Author
PROJECT NO.	05_02_07

FLOOR PLANS

A1.0

EXTERIOR MATERIAL LEGEND	
1	EXISTING BRICK TO REMAIN
2	EXISTING SIDING TO REMAIN
3	PROPOSED COMPOSITE DECK
4	PROPOSED STONE COLUMNS, STONE TBD BY OWNER
5	PROPOSED 36" HIGH MIN. METAL GUARDRAIL, TBD BY OWNER
6	PROPOSED STAIRCASE
7	PROPOSED SCREEN PORCH WALL W/ REMOVABLE STORM GLASS
8	PROPOSED WRAPPED 6X6 PT WD POST
9	PROPOSED BRAKE METAL WRAPPED WD FRAMING, FIN. TO MATCH EXISTING HOUSE



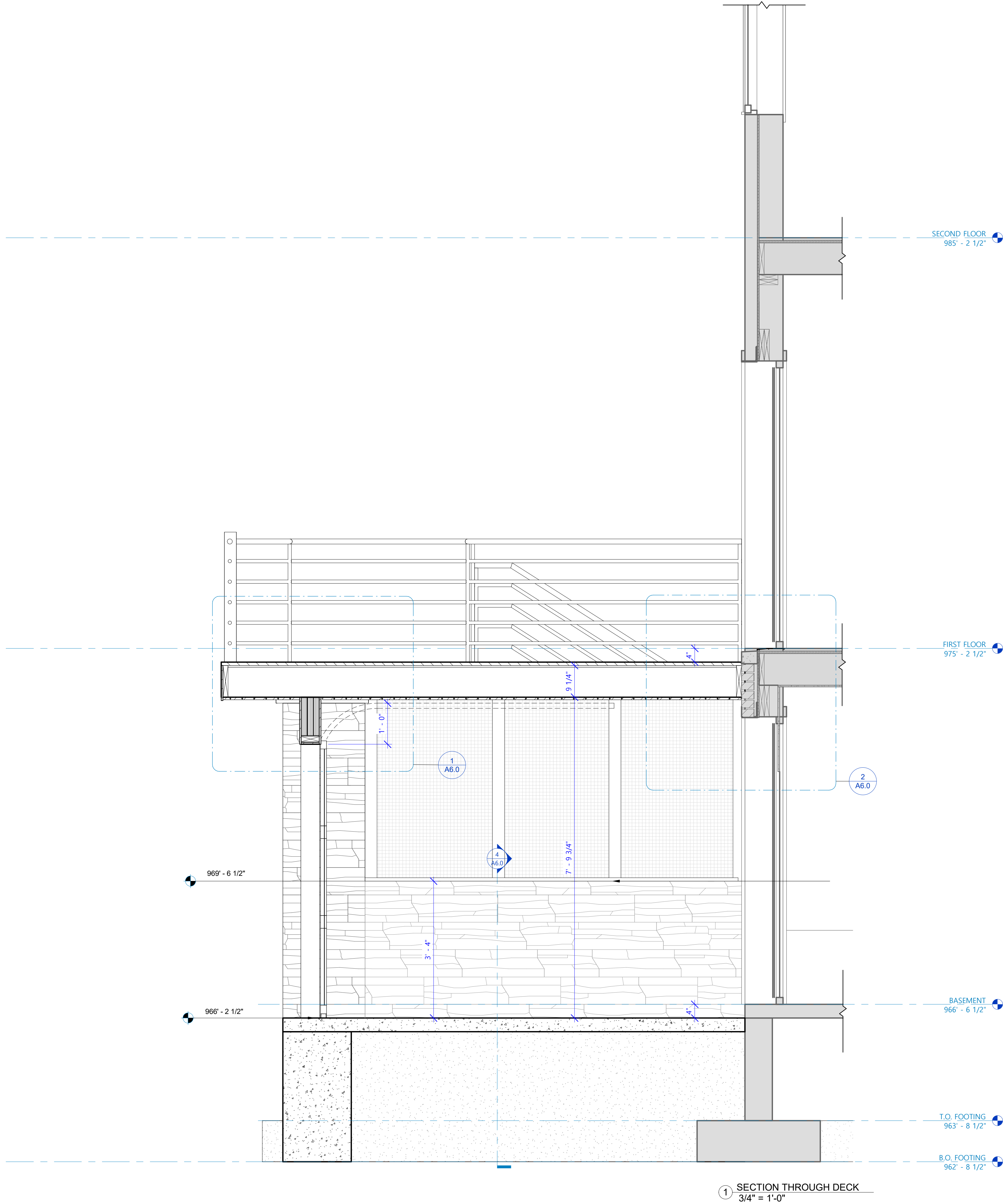
FOR VARIANCE REQUEST

DATE	DESCRIPTION
05.04.26	PRICING SET
07.28.26	VARIANCE: COVERAGE

DESIGN	Designer
DRAWN	Author
PROJECT NO.	05_02_07

ELEVATIONS

A4.0



DAMIAN
FARRELL
DESIGN
GROUP

359 METTY DRIVE, SUITE 4A
ANN ARBOR, MI 48103
tel: 734.998.1331

FOR VARIANCE REQUEST

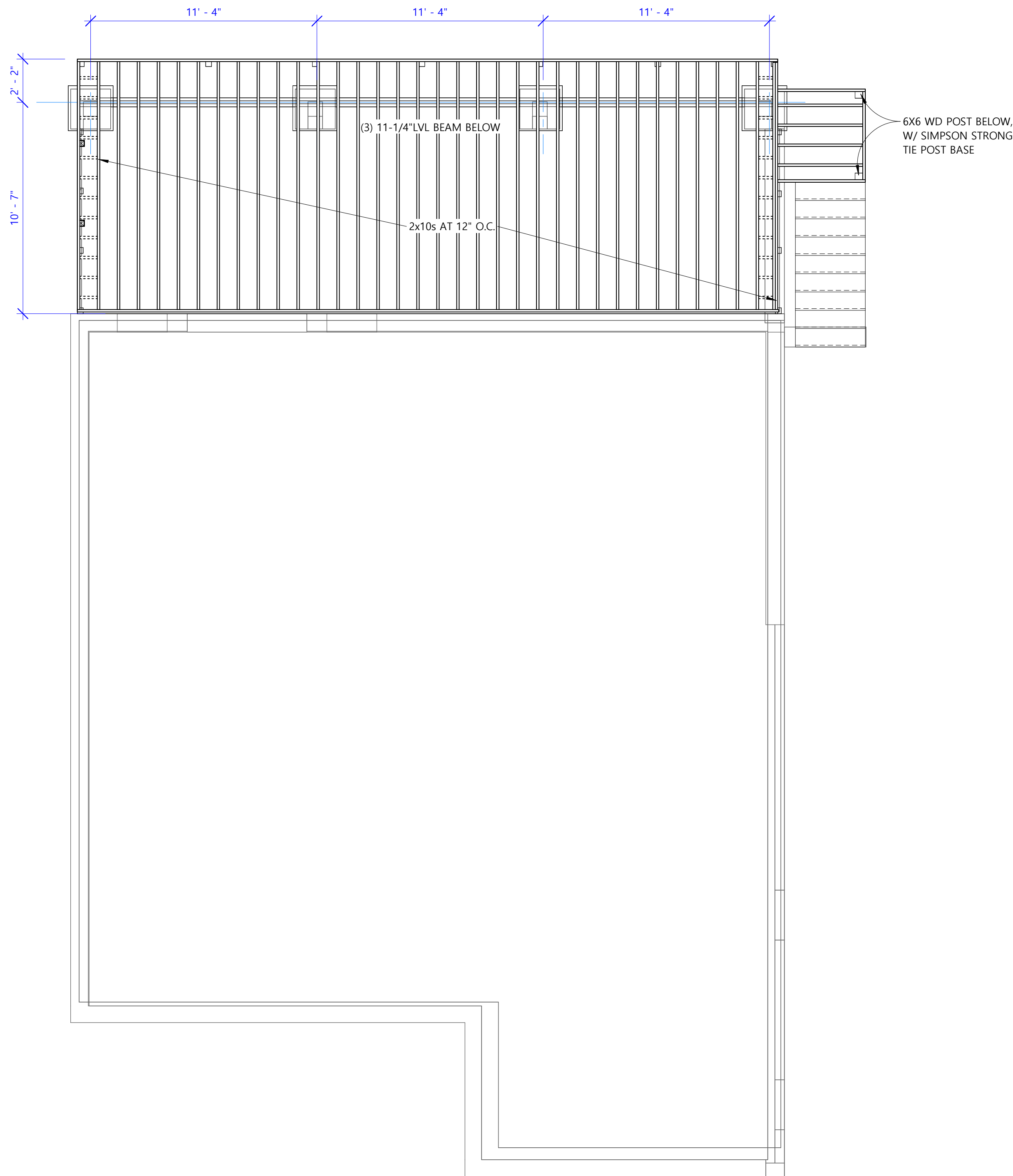
DATE	DESCRIPTION
05.04.26	PRICING SET
07.28.26	VARIANCE: COVERAGE

DHARIWAL RESIDENCE
2290 KINGSTON ST
WHITE LAKE, MI 48386

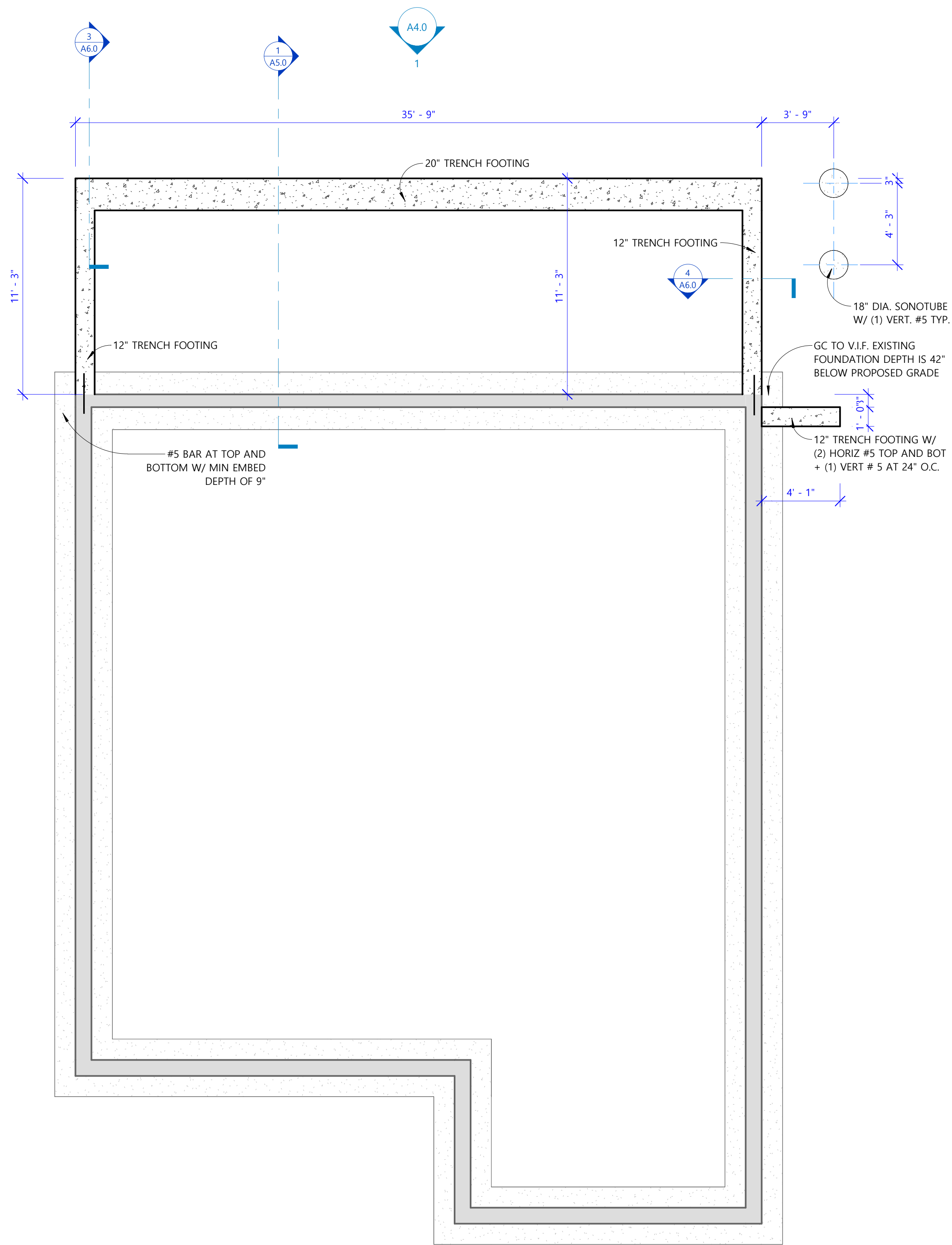
DESIGN	Designer
DRAWN	Author
PROJECT NO.	05_02_07

BUILDING SECTIONS
AND DETAILS

A5.0



2 DECK FRAMING PLAN
1/4" = 1'-0"



① FOUNDATION PLAN
1/4" = 1'-0"

GENERAL STRUCTURAL NOTES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION TO ACCOUNT FOR ALL FORCES INCLUDING BUT NOT LIMITED TO FORCES FROM GRAVITY, EARTH, WIND, AND UNBALANCED FORCES DUE TO CONSTRUCTION SEQUENCE.

THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-BRACING AND SHALL BE SHORED AND/OR BRACED BY THE CONTRACTOR AS NECESSARY UNTIL STABILIZED BY VIRTUE OF COMPLETED CONNECTIONS.

FOUNDATIONS

THE SLAB ON GRADE SHALL REST ON A MINIMUM OF 4" OF COMPACTED FILL.

ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 1500 PSF.

CONCRETE

CONCRETE TO BE 3000 PSI AT 28 DAYS WITH ASTM A615 GRADE 60 REINFORCING BAR AND ASTM A185 WELDED WIRE FABRIC.

ALL SLABS ON GRADE, WHERE NOT OTHERWISE SPECIFIED, ARE TO BE 4" THICK WITH 6" x 6" - W1.4 x W1.4 WWF.

PROVIDE AIR-ENTRAINMENT (5% +/- 1%) FOR CONCRETE EXPOSED TO WEATHER.

WOOD FRAMING

WOOD FRAMING TO BE HEM-FIR NO. 2 OR BETTER FOR 2x8 AND LARGER MEMBERS, UNLESS NOTED OTHERWISE, AND SPF NO 2 OR BETTER FOR 2x4 OR 2x6 MEMBERS.

ALL LUMBER IN CONTACT WITH MASONRY OR
STEEL TO BE PRESERVATIVE TREATED.

ALL FLUSH FRAMED CONNECTIONS ARE TO BE MADE USING CONNECTORS DESIGNED FOR THE SPECIFIC CONDITION UNLESS OTHER CONNECTIONS ARE PROVIDED. ANGLE BRACKETS ARE NOT ACCEPTABLE WITHOUT PRIOR APPROVAL. ALL JOIST HANGERS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDED NAILS.

WOOD TRUSSES SHALL BE SHOP FABRICATED TO THE REQUIREMENTS OF THE TRUSS PLATE INSTITUTE AND SHALL BE CAPABLE OF SUPPORTING THE LOADS INDICATED ON THE DRAWINGS. SHOP DRAWINGS SHALL INCLUDE ALL HEADERS AND GIRDER TRUSSES AND THEIR ASSOCIATED CONNECTIONS AND SHALL BEAR THE SEAL OF A P.E. REGISTERED IN MICHIGAN.

WOOD TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH THE NAILING, INSTALLING, AND BRACING GUIDE HIB-91 BY THE TRUSS PLATE INSTITUTE.

LAMINATED VENEER LUMBER AND PLYWOOD I-JOIST CHORDS ARE TO VALUES OF F_b NOT LESS THAN 2800 PSI AND F_c PERPENDICULAR OF NOT LESS THAN 750 PSI AND F_c PARALLEL OF NOT LESS THAN 2800 PSI.

ALL FLOOR, ROOF, AND WALL SHEATHING TO BE
STRUCTURAL 1 PLYWOOD OR OSB, WITH MINIMUM
CHARACTERISTICS AND ATTACHMENT AS FOLLOWS:
FLOORS - 3/4" T&G, GLUED AND NAILED w/10d @
6".
WALLS - 7/16" NAILED w/ 10d @ 6".
ROOFS - 5/8" w/H-CLIPS AND NAILED w/10d @ 6".

STEEL FRAMING

TYPICAL STRUCTURAL STEEL TO BE ASTM A36 - 36 KSI AND STEEL TUBES ASTM A500 - 46 KSI. BOLTS TO BE ASTM A325, WELDING ELECTRODES TO BE ASTM A2333, E-70 SERIES, ANCHOR BOLTS TO BE ASTM A307 THREADED RODS, AND GROUT BELOW PLATES TO BE NON-SHRINK, NON-METALLIC GROUT (5000PSI).

GENERAL REQUIREMENTS

LIVE LOAD: 40 PSF
DEAD LOAD: 15 PSF
TOTAL DEFLECTION LESS THAN L/400

FOR VARIANCE REQUEST

DATE	DESCRIPTION
05.04.26	PRICING SET
07.28.26	VARIANCE: COVERAGE

DESIGN	Designer
DRAWN	Author
PROJECT NO.	05_02_07

FOUNDATION +FRAMING PLAN

S1.0

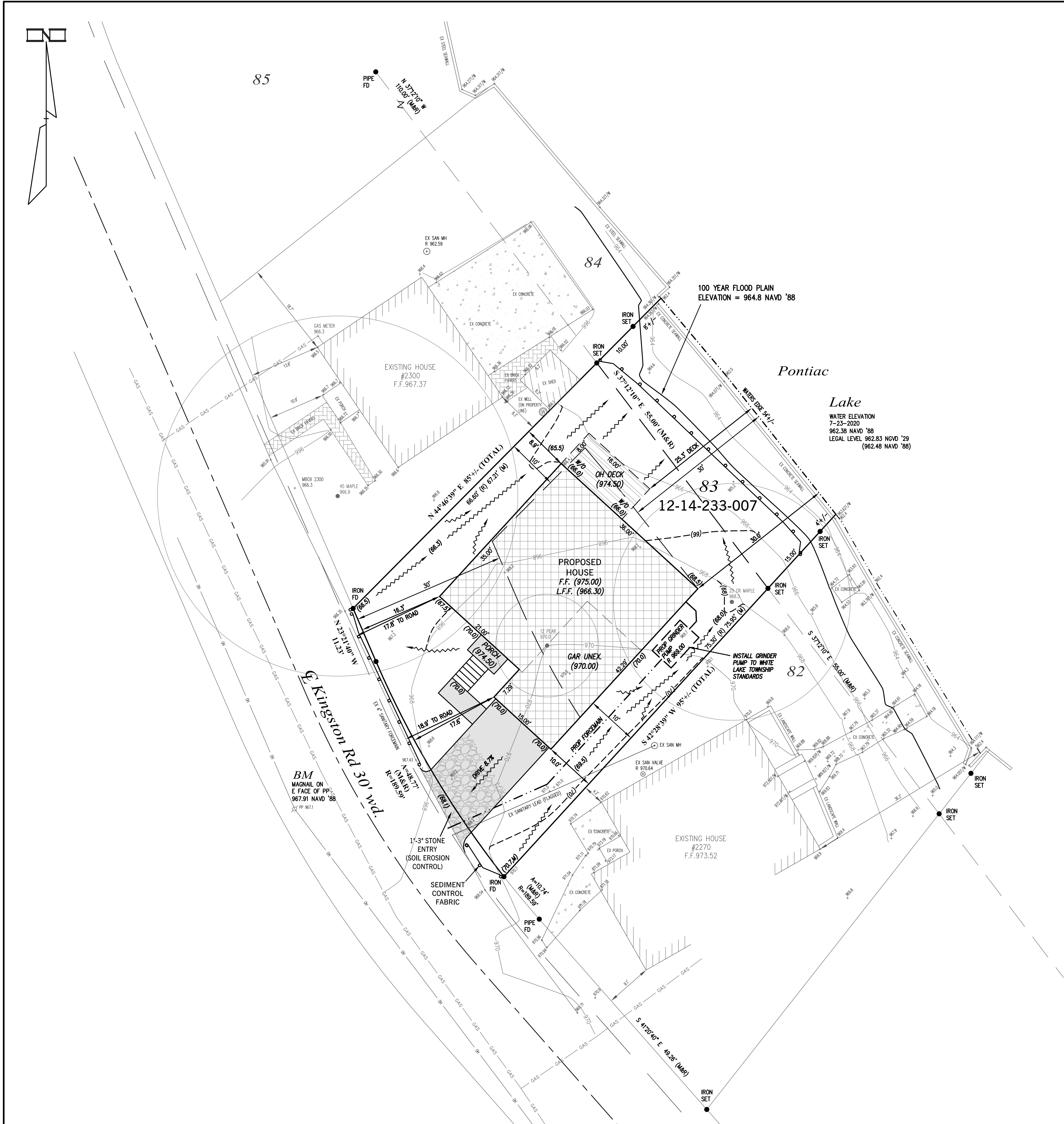


DAMIAN
FARRELL
DESIGN
GROUP

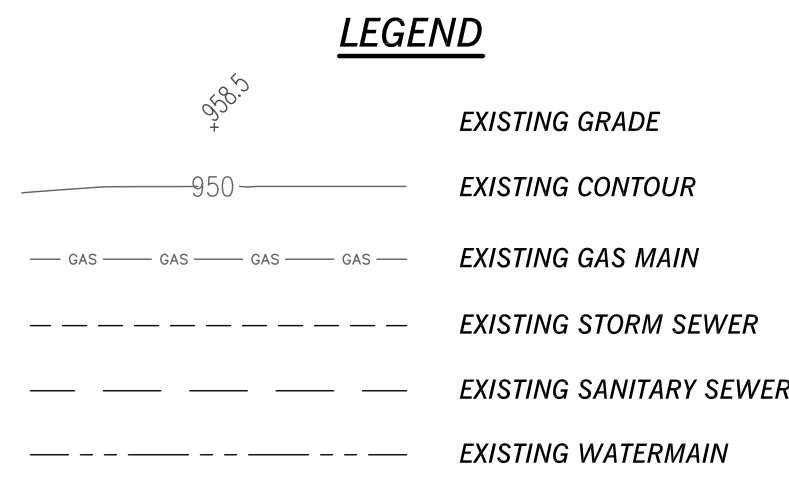
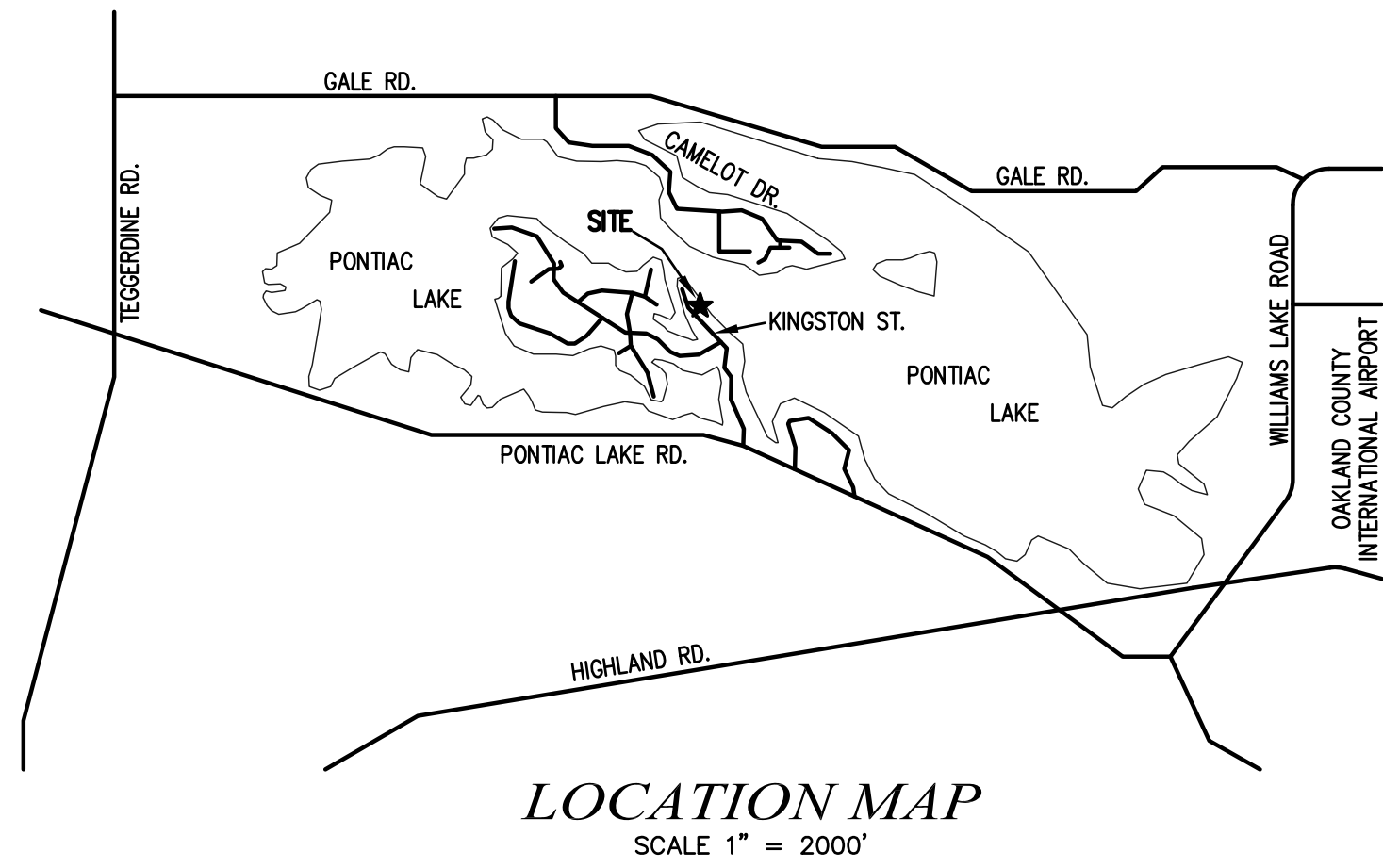
359 METTY DRIVE, SUITE 4A
ANN ARBOR, MI 48103
tel: 734.998.1331

DHARIWAL RESIDENCE

2290 KINGSTON ST.
WHITE LAKE, MI 48386



APPROVED SITE PLAN ON
FILE FOR REFERENCE ONLY

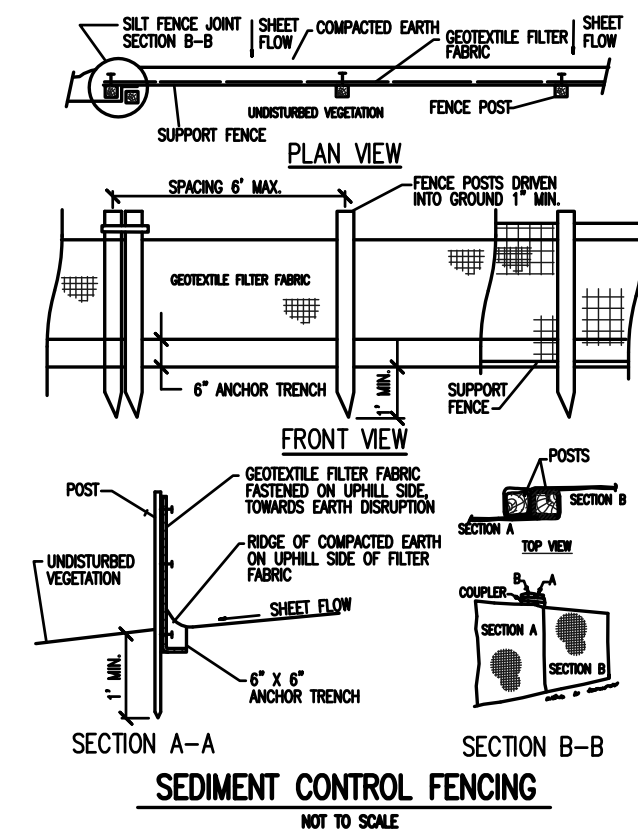


Plan Notes:
1. Drainage on this property cannot affect adjacent properties.
2. Maintain positive drainage on site and away from proposed structure.
3. We defer to RCOC for ROW permit/work requirements.
4. A Soil Erosion Permit is required from OCWRC.

- Notes:**
- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
 - ARCHITECT / BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

**PROPERTY IS ZONED R1-D
SINGLE FAMILY RESIDENTIAL:**
SETBACKS:
FRONT - 30 FEET
SIDE - 10 FEET ONE SIDE, TOTAL OF TWO - 20 FEET
REAR - 30 FEET

BENCHMARK:
MAGNAIL ON E FACE OF PP
LOCATED ACROSS THE
STREET FROM LOT 83
ELEVATION - 967.91 NAVD '88



START DAY		END DAY		SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION	
1	2	3	10	10	25
25	45	46	180	180	180
130	135	135	180	180	180

- NOTES:
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT, BY THE BUILDER.
 - SITE WILL BE RESTORED WITH SEED AND MULCH.

This is to certify that I, *Timothy J. Hart*, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

PARCEL 12-14-233-007
LOT 83, "ENGLISH VILLAS SUBDIVISION" A SUBDIVISION OF PART OF SECTIONS 11, 13 & 14, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 51 OF PLATS, PAGES 22 & 22A, OAKLAND COUNTY RECORDS.

