

TO: Zoning Board of Appeals

FROM: David J. Waligora, AICP, Senior Planner

DATE: July 13, 2026

RE: 535 Washington Boulevard: Variance Request for Side Yard Setback for Proposed Covered Deck Structure

Agenda item: 8A

Appeal Date: July 23, 2026

Applicant: John Casimir Construction
42862 Mound Road
Sterling Heights, MI 48314

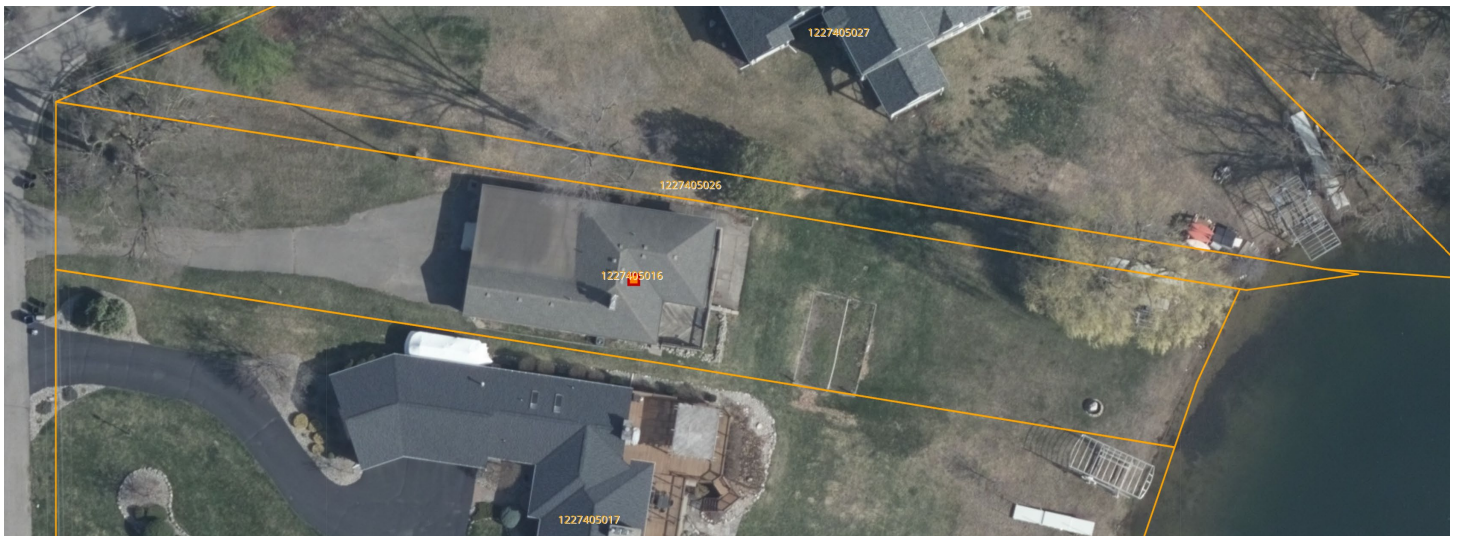
Owner: Frank and Audrey Sattler

Address: 535 Washington Boulevard

Parcel #: 12-27-405-016

Location: Between Washington Boulevard and Cedar Island Lake

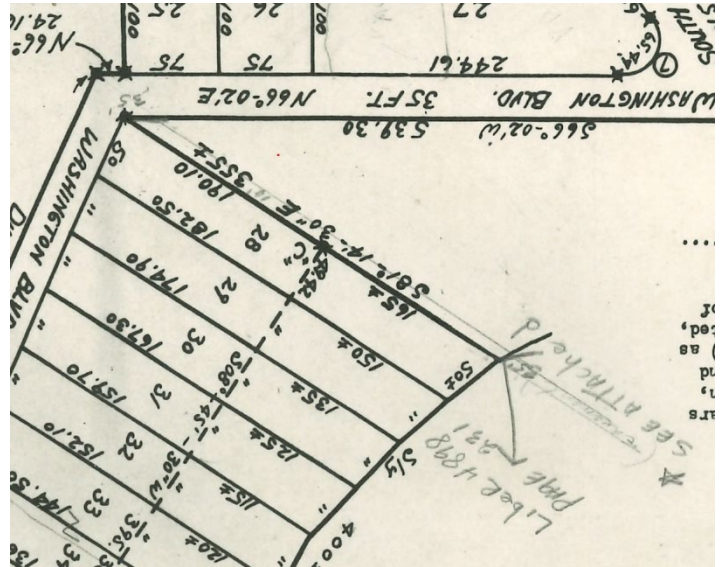
Zoning: R1-C, Single Family Residential



Property Description and Platting History

The subject property is located at 535 Washington Boulevard and is identified as Parcel No. 12-27-405-016. The property is zoned R1-C, Single Family Residential, and is improved with a single-family ranch dwelling, attached garage, residential deck, driveway, and associated residential improvements.

The property consists of Lot 28 of the Cedar Isle Project Subdivision, which was approved on March 25, 1947. The lot has remained in its original platted configuration since that time and predates the Township's zoning regulations. The parcel extends from Washington Boulevard to Cedar Island Lake.



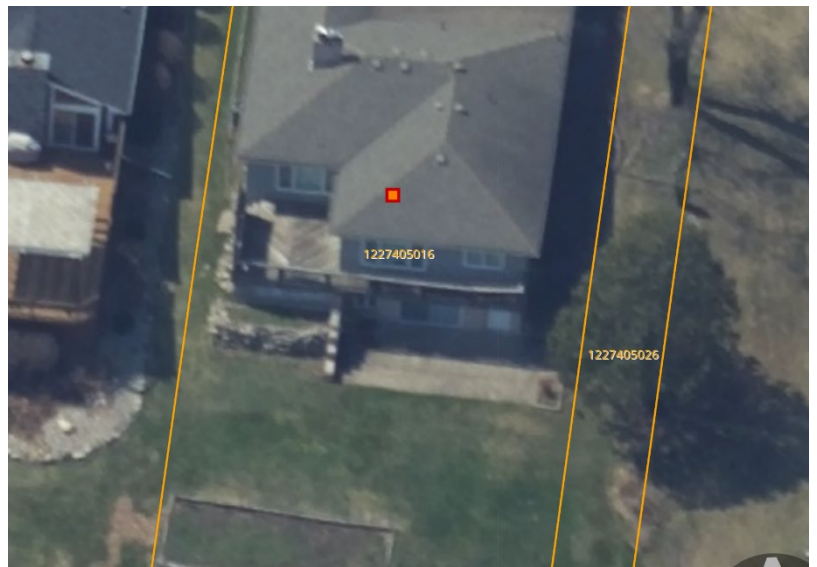
Township assessing records identify the property as containing approximately 0.392 acres, or 17,075 square feet, with approximately 50 feet of frontage and an average depth of approximately 341.3 feet. The certified survey shows the parcel extending approximately 355.1 feet along its longest property line.

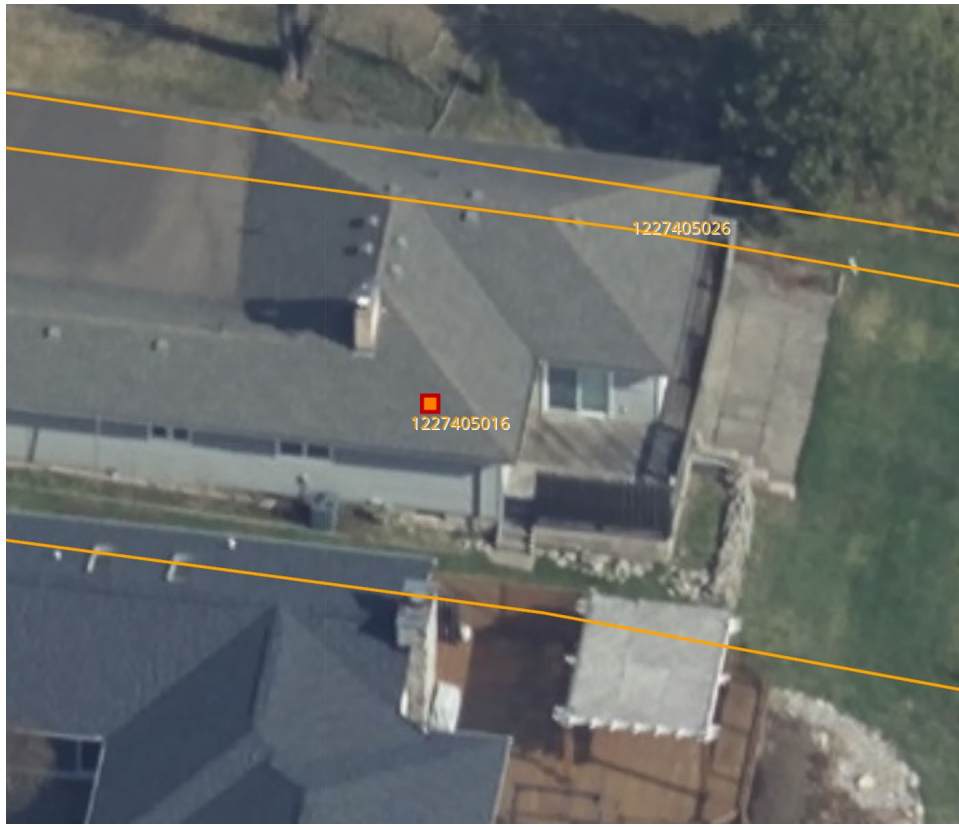
The parcel complies with the R1-C District's minimum lot area requirement of 16,000 square feet but does not comply with the required minimum lot width of 100 feet. Because the lot was lawfully created before adoption of the current zoning requirements and has not subsequently been divided or reconfigured, it is a legal nonconforming lot with respect to lot width.

If adopted, proposed Ordinance Amendment 26-001 would reclassify the property as a substandard lot because it does not comply with the minimum lot width requirement and is zoned for single family use. Under the current Zoning Ordinance, however, the property does not meet the definition of a substandard lot because it complies with the minimum lot area requirement.

The existing ranch-style dwelling contains approximately 1,500 square feet of floor area and was constructed in 1953. Township assessing records identify a later remodel in 1994. The property is served by a private well and onsite septic system.

A 10-foot-wide access easement is located along the northern side of the property and provides lake access for non-lakefront lots within the Cedar Isle Project Subdivision. The property is bordered to the south by a single-family residence on Lot 29 and to the east by Cedar Island Lake.

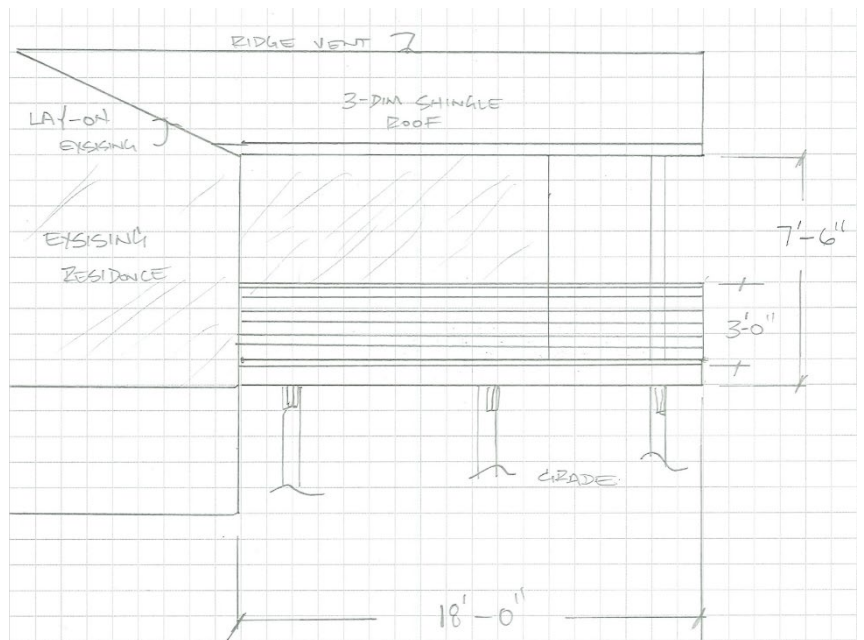




Applicant's Proposal

The applicant proposes to construct an open-gable roof over an existing deck attached to the residence. The application describes the deck as approximately 13 feet by 18 feet and identifies the proposed covered structure as maintaining a side yard setback of approximately 6 feet 6 inches, where a minimum setback of 10 feet is required. The applicant therefore requests a variance of approximately 3 feet 6 inches.

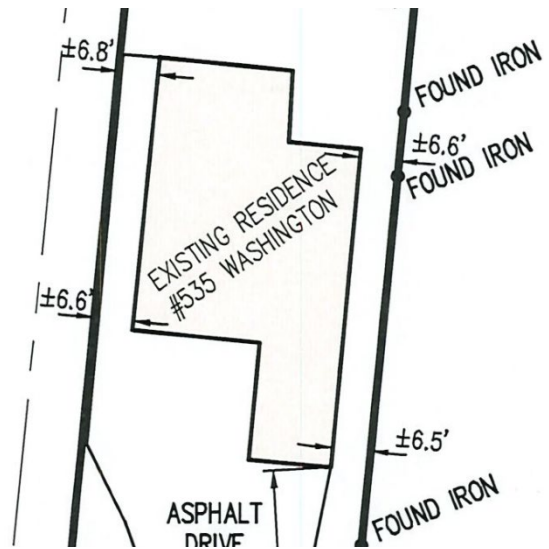
Because the proposed roof would be attached to the dwelling, the covered deck would be considered part of the principal structure and must comply with the setback requirements applicable to the principal building.



Zoning Analysis

The subject property contains approximately 17,075 square feet and therefore exceeds the R1-C District's minimum lot area requirement of 16,000 square feet. However, the property has approximately 50 feet of lot width, where 100 feet is required. Accordingly, under the current Zoning Ordinance, the property is a legally nonconforming lot with respect to lot width.

The applicant proposes to construct a roof over an existing deck attached to the principal dwelling. Because the proposed roof would become part of the principal structure, the addition must comply with the principal building setback requirements established for the R1-C District. The proposed covered deck would maintain an approximate side yard setback of 6 feet 6 inches, where a minimum setback of 10 feet is required.



The proposed covered deck would maintain an approximate side yard setback of 6 feet 6 inches, where a minimum setback of 10 feet is required, while the Building Official's denial letter identified an estimated setback of approximately 5.5 feet. The preliminary measurement was intended to identify the apparent zoning deficiency and the need for variance review, not to establish the precise setback of the proposed structure.

The certified boundary survey submitted with the application provides a more reliable basis for evaluating the request. The difference between the preliminary estimate and the surveyed dimensions also demonstrates the importance of requiring certified boundary surveys for zoning variance applications. Aerial imagery is useful during an initial zoning review but is not sufficiently precise to establish property boundaries, structure locations, or the exact amount of dimensional relief being requested.

The Township Board is scheduled to consider Ordinance Amendment 26-001 prior to the Zoning Board of Appeals hearing. As proposed, the amendment would define a substandard lot as a legally created lot that does not comply with the minimum lot area **and/or** minimum lot width requirements of the zoning district. Under that definition, the subject property would qualify as a substandard lot because it does not comply with the required minimum lot width. The amendment would further permit side yard setbacks equal to ten percent (10%) of the lot width, with a minimum setback of five (5) feet. Based upon the subject property's 50-foot lot width, the required side yard setback would be five feet.

The Township Board is scheduled to consider Ordinance Amendment 26-001 prior to the Zoning Board of Appeals hearing. As proposed, the amendment would define a substandard lot as a legally created lot that does not comply with the minimum lot area and/or minimum lot width requirements of the applicable zoning district. Under that definition, the subject property would qualify as a substandard lot because it does not comply with the required minimum lot width. The amendment would further permit a side yard setback equal to 10 percent of the lot width, but in no instance less than five feet. Based upon the subject property's 50-foot lot width, the required side yard setback would be five feet.

As of the date of this report, the Township Board has not acted upon the proposed amendment, and the amendment has not become legally effective. Accordingly, the proposed standards cannot serve as the basis for granting or denying the requested variance. Unless the amendment becomes effective before the Zoning Board of Appeals takes action, the application must be evaluated under the current 10-foot side yard setback requirement.

If the amendment is adopted and becomes legally effective before further action by the Zoning Board of Appeals, the proposed covered deck would comply with the amended standards, and a variance would no longer be required. The Board may therefore wish to postpone consideration of the request until the adoption status and effective date of Ordinance Amendment 26-001 are known.

Zoning Board of Appeals Options:

Motion for Approval

I move to approve the requested variance for the property located at **535 Washington Boulevard (Parcel No. 12-27-405-016)** to permit construction of an open-gable roof over the existing deck with a side yard setback of approximately **6 feet 6 inches**, where a minimum side yard setback of **10 feet** is required, having found that the applicant satisfied the standards for granting a variance contained within the White Lake Township Zoning Ordinance, subject to the following conditions:

1. The covered deck structure shall be constructed substantially in accordance with the application, construction drawings, and certified boundary survey submitted with the variance application.
2. No portion of the proposed covered deck structure shall be located closer than **five (5) feet** to the side property line.
3. Any modification to the approved structure, including its footprint, location, dimensions, or setback, shall require review by the Township and may require additional approval by the Zoning Board of Appeals.

Motion for Denial

I move to deny the requested variance for the property located at **535 Washington Boulevard (Parcel No. 12-27-405-016)** to permit construction of an open-gable roof over the existing deck with a side yard setback of approximately **6 feet 6 inches**, where a minimum side yard setback of **10 feet** is required, having found that the standards for approval of a dimensional variance contained in Section 7.37 of the White Lake Township Zoning Ordinance have not been satisfied.
necessary to address the practical difficulty.

Motion to Postpone

I move to postpone consideration of the requested variance for the property located at **535 Washington Boulevard (Parcel No. 12-27-405-016)** until such time as the Township has determined whether Ordinance Amendment 26-001 has been adopted and become legally effective. The proposed amendment would define the subject property as a substandard lot based upon its nonconforming lot width and would by-right, establish a minimum side yard setback of five (5) feet for the proposed improvement. If the amendment becomes effective prior to further consideration of this request, the applicant's proposal would comply with the amended setback requirements and a variance would no longer be necessary.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: JOHN CASIMIR CONST. PHONE: [REDACTED]
 ADDRESS: 42862 MOUND STERLING HILLS, MI 48314
 EMAIL: [REDACTED]
 INTEREST IN PROPERTY: ☐ PROPERTY OWNER ☒ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 535 WASHINGTON BLVD. ZONING: RIC
 VALUE OF IMPROVEMENT: \$ 15,000.⁰⁰ SEV OF EXISTING STRUCTURE: \$ 151,930

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

THERE IS A CURRENT SIDEYARD
 SETBACK FOR THE DECK @ 6'-6"
 WE NEED A 3'-6" VARIANCE TO
 MEET THE 10'-0" SIDEYARD SETBACK
 TO ADD A ROOF TO THE DECK.
 A DONGABLE STYLE ROOF TO THE
 13' x 18' DECK

Building Value
 \$151,930

T.C.V. [↑] x 2

APPLICATION FEE: ☒ \$440 \$550

APPLICANT'S SIGNATURE: _____

[Handwritten Signature]

535 Washington

DATE: 6-24-26

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Steve Anderson
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

June 4, 2026

Frank Sattler
535 Washington Blvd
White Lake, MI 48386

Re: Proposed Covered Deck Structure

Based on the submitted plans, the proposed covered deck structure does not satisfy the White Lake Township Clear Zoning Ordinance for R1-C zoning district.

Article 3.1.5 of the White Lake Township Clear Zoning Ordinance: Requires a minimum side yard setback of 10 ft each side and total of 20 ft, and minimum lot width of 100 ft.

The existing lot and structure are legal non-conforming. The 50 ft wide lot contains a residential structure that does not meet the required side yard setbacks. The proposed reconstructed deck and roof addition will have an approximate 5.5 ft south side yard setback for a combined total side yard setback of approximately 11 ft.

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, setback dimensions, well and septic locations, and total lot coverage is required by the ZBA.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That David B. Gravelle, survivor of himself and his deceased wife Cindy A. Jiovani, whose death certificate is recorded in Liber _____, Page _____, Oakland County Records.

Address: 535 Washington Blvd. White Lake, MI 48386

Warrants and Conveys to: Frank Sattler and Audrey Sattler, husband and wife
Address: 62057 Hidden Pond Washington, MI 48094

The following described premises situated in the Land in the Township of White Lake, County of Oakland, State of Michigan:

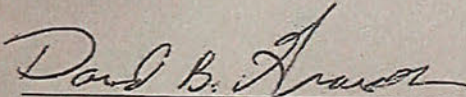
Lot 28, CEDAR ISLE PROJECT SUBDIVISION, as recorded in Liber 58 of Plats, Page 16, Oakland County Records.

Sidwell No.: 12-27-405-016

Commonly known as: 535 Washington Blvd. White Lake MI 48386

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of **Three Hundred Fifty Three Thousand Nine Hundred Dollars and 00/100 (\$353,900.00)** subject to easements, reservations and restrictions of record.

Dated: 05/29/25


David B. Gravelle

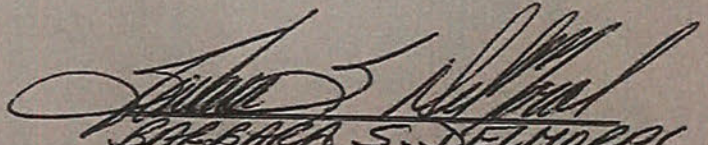
STATE OF MICHIGAN)
) SS.
COUNTY OF Oakland)

On this 05/29/25, before me personally appeared David B. Gravelle who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

File No.: 25051875

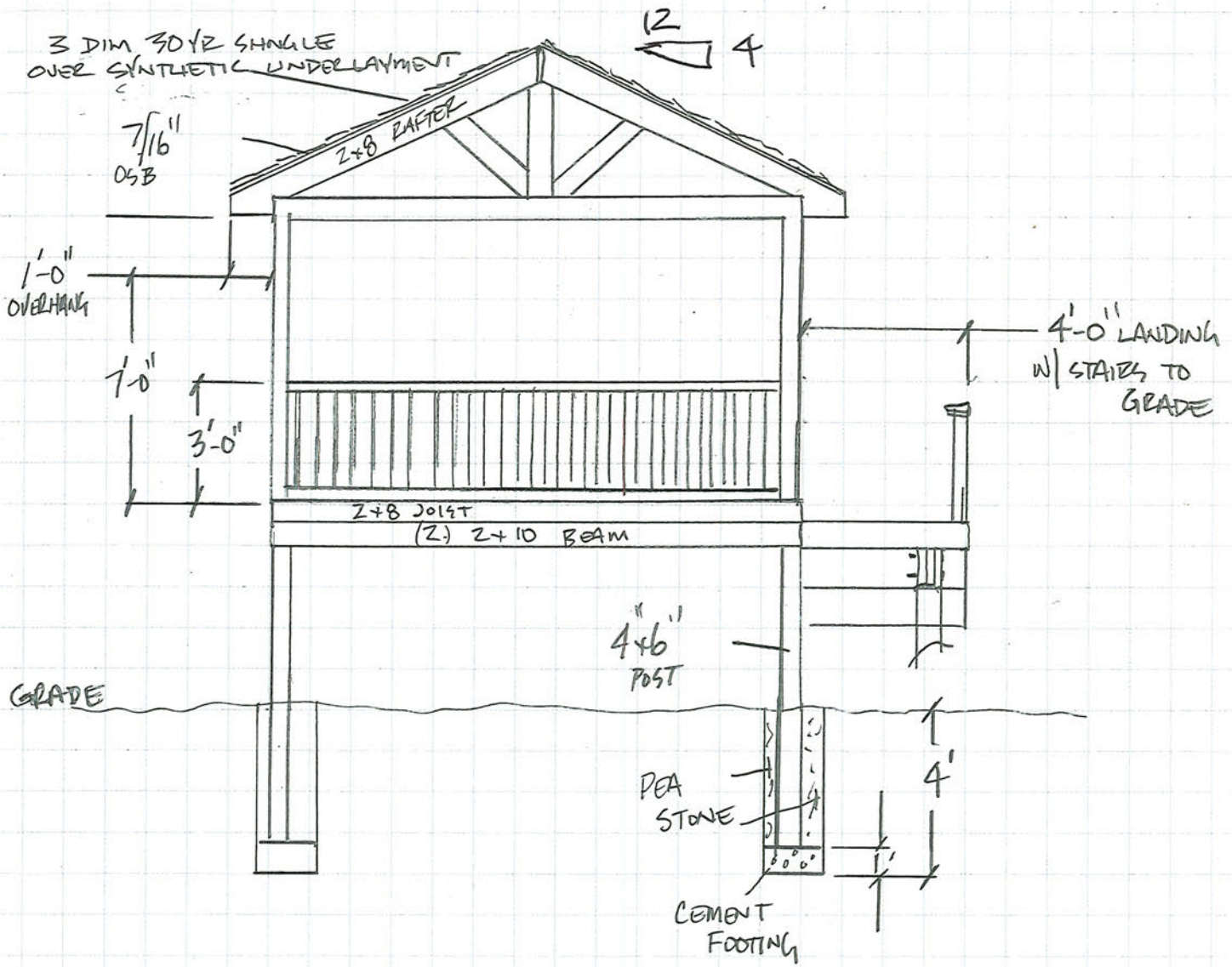
BARBARA S. DELMORAL
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 5, 2025
ACTING IN COUNTY OF

OAKLAND


BARBARA S. DELMORAL
Notary Public, MACOMB County, Michigan
Acting in the County of OAKLAND
My Commission expires: 9-5-25

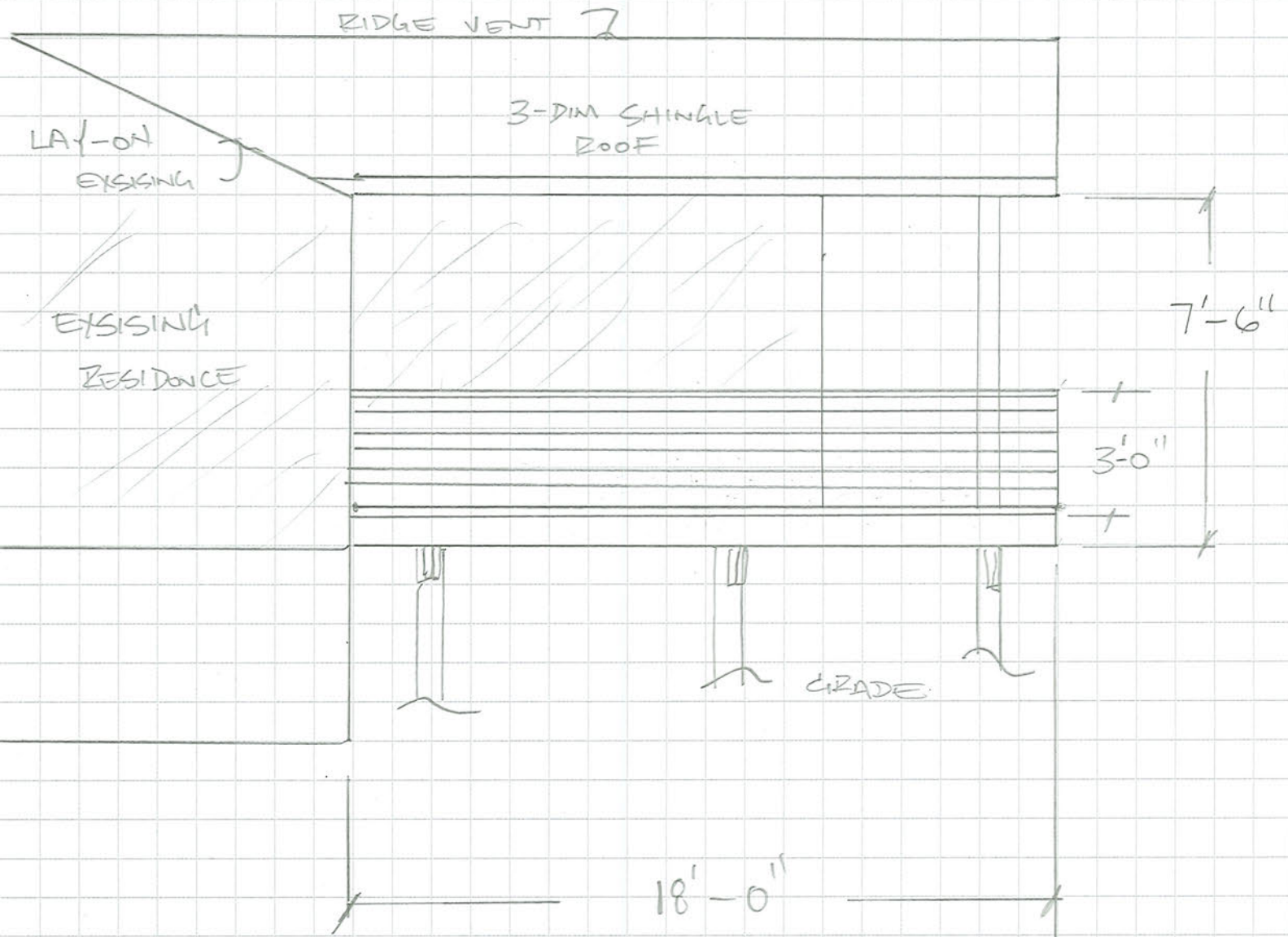
Instrument Drafted by: David B. Gravelle, Assisted by All Points Title Agency, LLC, 3934 Frazho Rd., Warren, MI 48091

After Recording Return To: All Points Title Agency, LLC, 3934 Frazho Rd., Warren, MI 48091





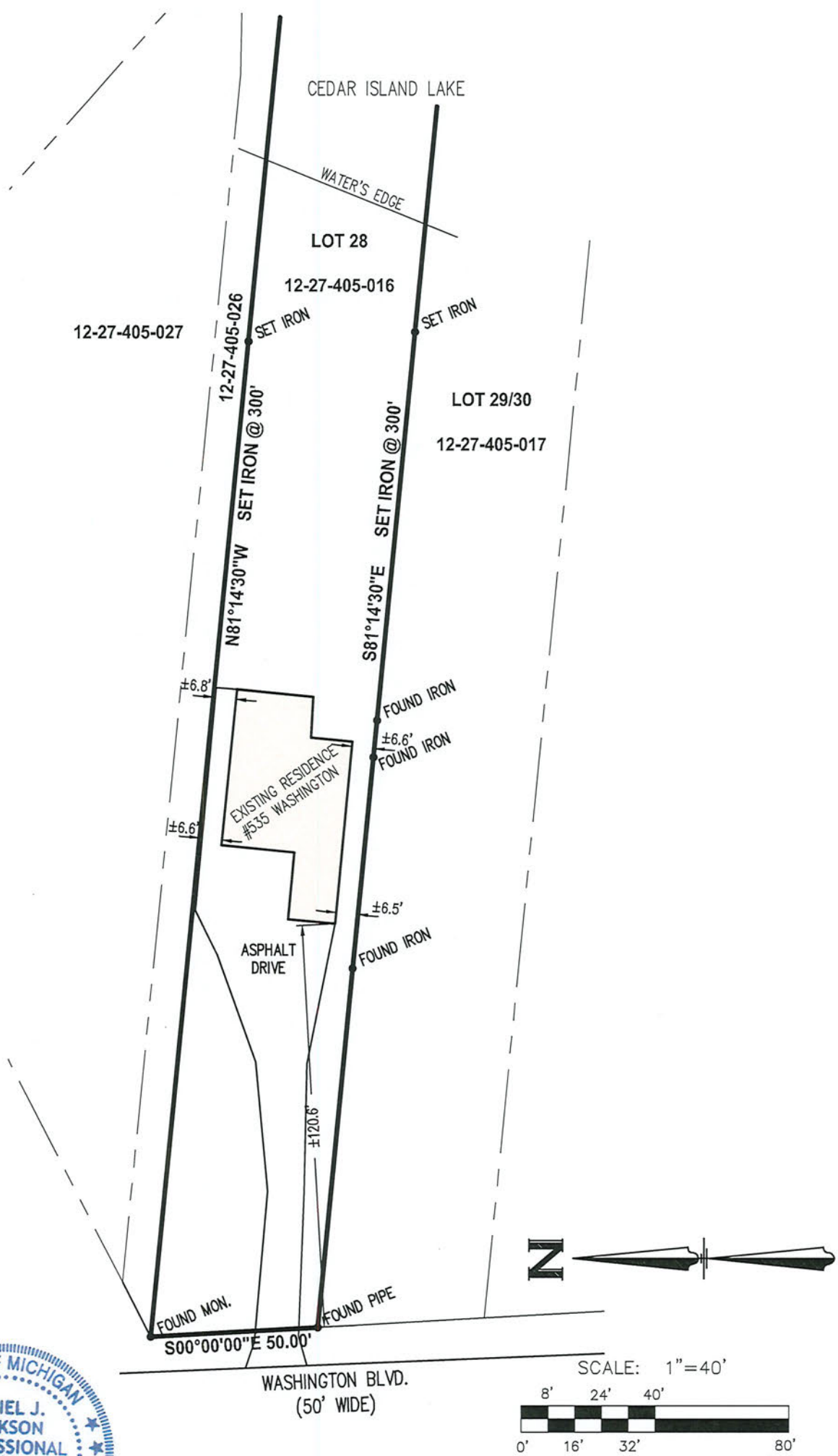
535 WASHINGTON BLVD
WHITE LK. TWP



SCALE
1" = 1'-0"



BOUNDARY SURVEY



D. Jackson

DANIEL J. JACKSON, P.S. NO. 53499

SULLIVAN SURVEYING 330-548-1050
sullivansurveying19@gmail.com

CERTIFIED TO: SATTler, FRANK & AUDREY

DATE: JUNE 23, 2026	SHEET: 1 OF 1
SCALE: 1" = 40'	JOB NO.: 535 WASHINGTON