

TO: Zoning Board of Appeals

FROM: David J. Waligora, AICP, Senior Planner

DATE: July 14, 2026

RE: 6210 Grass Lake Road – Front and Side Yard Setback Variances

Agenda item: 8C

Appeal Date: July 23, 2026

Applicant: Ockert Van Schalkwyk
6210 Grass Lake Road
White Lake, MI 48383

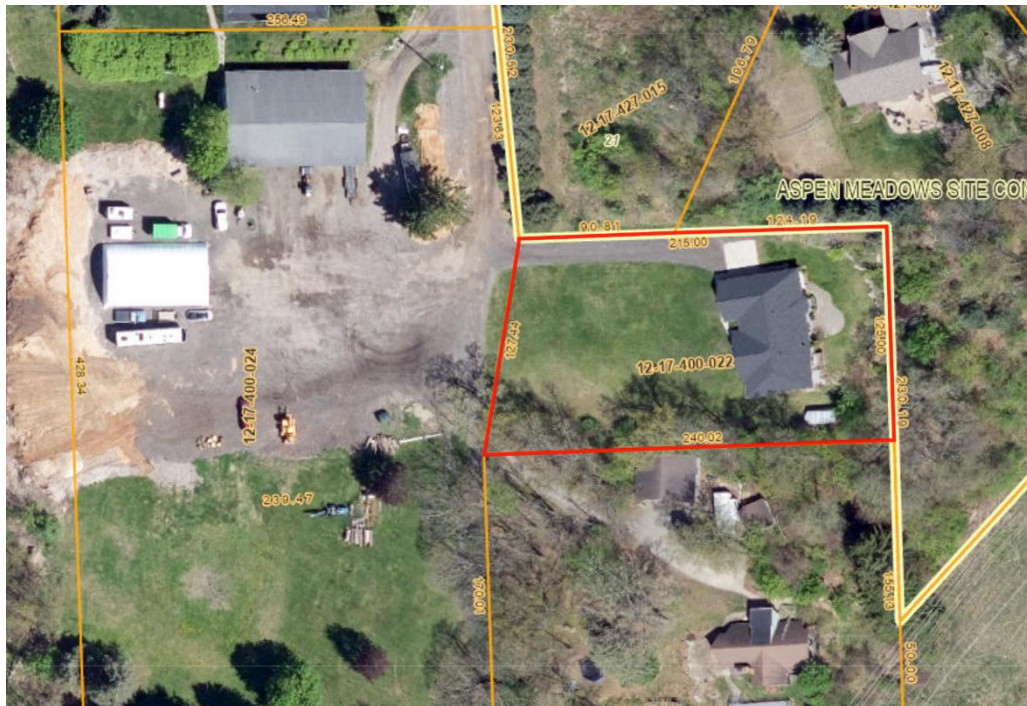
Owner: Same

Address: 6210 Grass Lake Rd

Parcel #: 12-17-400-022

Location: End of Dawson Ln, south of Grass Lake Rd

Zoning: PD – Planned Development



Property Description and Prior ZBA History

The subject property is located at 6210 Grass Lake Road and consists of approximately 0.65 acre. Although the property has a Grass Lake Road address, it is accessed from and situated at the end of the private road known as Dawson Lane. The property is developed with a single-family residence and attached garage and is served by a private well and septic system. The parcel is zoned PD, Planned Development, a designation carried over from the development of the adjacent Aspen Meadows site condominium, although the parcel was not incorporated into that development. As a result, the property is a legal nonconforming residential lot subject to dimensional standards intended for substantially larger planned developments.



On November 29, 2018, the Zoning Board of Appeals considered Case No. 18-028, involving a substantially identical proposal to construct a 36-foot by 48-foot, 1,728-square-foot pole barn west of and in front of the existing residence. The proposal required variances from the PD district's 40-foot front-yard setback and 25-foot side-yard setback. The 2018 motion also included relief from the 10-acre minimum lot-area requirement under the ordinance provisions applied at that time. The ZBA unanimously approved setbacks of approximately 19 feet 10½ inches in the front and 15 feet along the side, subject to the applicant obtaining all necessary Township permits. Board members cited the parcel's PD zoning, nonconforming status, topography, and lack of conflict with surrounding uses in support of the approval. The structure was not subsequently constructed, and the approval expired.

Applicant's Proposal

The applicant proposes to construct a 36-foot by 48-foot, 1,728-square-foot pole barn on the west side of the property, in front of the existing residence. The building would be used to store vehicles, tools, and equipment and would include three 12-foot by 14-foot overhead-door openings. The submitted plans show the structure approximately 19 feet 10 inches from the front property line along Dawson Lane, 15 feet from the southern side property line, and approximately 74 feet from the opposite side property line. The applicant states that the location is necessary because the placement of the residence, existing septic system, and reserve septic area limits other suitable building locations on the parcel. The current proposal is essentially the same request considered and approved by the Zoning Board of Appeals in 2018, involving the same building dimensions, general location, and proposed setbacks.

Zoning Analysis

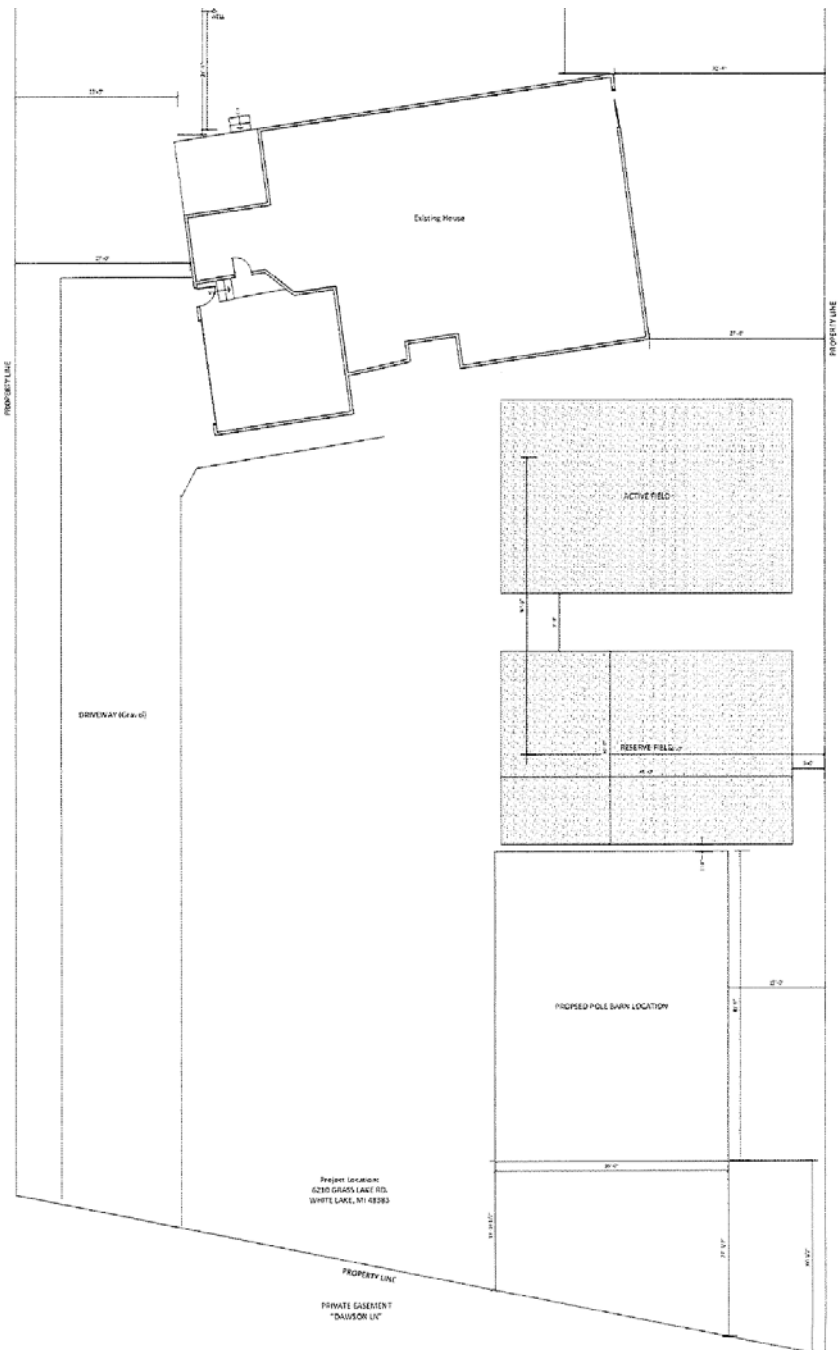
Note: Staff recognizes that the applicant has not provided a current certified survey showing the proposed pole barn and its exact setbacks from the property lines. Instead, the applicant submitted a detailed CAD drawing that represents a good-faith effort to estimate the proposed building location and setback distances. The applicant was advised that, in recent years, the Zoning Board of Appeals has typically required a certified survey when considering dimensional variance requests and that the Board may choose to postpone the application until one is provided. The applicant nevertheless requested that the matter proceed to the ZBA to determine whether the Board would consider an exception in this instance, as the applicant previously received approval for essentially the same building, location, and setbacks but was unable to construct the pole barn before the prior approval expired. Accordingly, the setback

measurements shown on the submitted plans should be treated as approximate unless and until they are verified by a certified survey. The Building Official's review letter similarly advised that the ZBA may require an updated certified survey showing the proposed structure and its dimensions.

The subject property is zoned PD, Planned Development, and is subject to the dimensional standards of Section 3.1.10. The PD district requires a minimum front-yard setback of 40 feet and a minimum side-yard setback of 25 feet. Although the property has a Grass Lake Road mailing address, it is accessed from and located at the end of Dawson Lane. The property line adjacent to Dawson Lane is therefore treated as the front lot line.

The approximately 0.65-acre parcel is developed with a single-family residence and attached garage. The property was not developed as part of a larger planned development, and its PD zoning designation is a holdover from the development of the adjacent Aspen Meadows site condominium. The parcel was characterized during the 2018 ZBA review as a legal nonconforming residential lot subject to dimensional standards intended for larger planned developments. Although the parcel does not meet the PD district's current minimum lot-area requirement, it is an existing lawful lot, and no lot-area variance is required as part of the present request.

The applicant proposes to locate the pole barn approximately 19 feet 10 inches from the front property line along Dawson Lane and 15 feet from the southern side property line. Based on the applicable PD standards, the proposal requires approximately 20 feet 2 inches of front-yard setback relief and 10 feet of side-yard setback relief.



The applicant states that the proposed location is necessary because the placement of the existing residence, attached garage, driveway, septic field, reserve septic area, and rear-yard topography limits the available locations for a detached accessory building. The applicant further states that expansion of the attached garage is not practical because of the residence's construction and applicable setback requirements. These site conditions may be considered by the ZBA when determining whether strict compliance with the ordinance would be unnecessarily burdensome and whether the circumstances are unique to the property.

The proposed pole barn contains 1,728 square feet and is substantially larger than the existing attached garage. The previous staff review concluded that the building complied with the accessory-building size and lot-coverage standards then applied to residential properties. The ZBA should consider whether the proposed size, location, and setbacks represent the minimum relief necessary while also considering the building's relationship to the residence, Dawson Lane, and neighboring properties.

The current request is substantially similar to the proposal unanimously approved by the ZBA in 2018, including the same 36-foot by 48-foot building, general location, and proposed front and side setbacks. The earlier Board cited the property's PD zoning, nonconforming status, topography, practical difficulty, and lack of conflict with surrounding uses. The prior approval expired before the applicant obtained permits and constructed the building. While the earlier decision does not control the present request, it provides relevant background because the zoning classification, parcel configuration, and general development pattern appear to remain substantially unchanged.

Zoning Board of Appeals Options:

Motion for Approval

I move to approve the requested variances from Section 3.1.10 of the White Lake Township Zoning Ordinance for Parcel Number 12-17-400-022, identified as 6210 Grass Lake Road, to construct a 36-foot by 48-foot detached accessory building with a front-yard setback of no less than 19 feet 10 inches from Dawson Lane, where 40 feet is required, and a side-yard setback of no less than 15 feet, where 25 feet is required.

This approval grants a front-yard setback variance of up to 20 feet 2 inches and a 10-foot side-yard setback variance, subject to the following conditions:

1. All necessary permits and approvals shall be obtained from the White Lake Township Building Division and any other agency having jurisdiction.
2. Construction shall be substantially consistent with the site drawing and building plans submitted with the application, except as required to comply with the conditions of this approval.
3. Before issuance of a building permit, a certified boundary and location survey shall be submitted showing the proposed accessory building and verifying a front-yard setback of no less than 19 feet 10 inches and a side-yard setback of no less than 15 feet. Any proposed reduction in an approved setback shall require further review by the Zoning Board of Appeals.

Motion for Denial

I move to deny the requested variances from Section 3.1.10 of the White Lake Township Zoning Ordinance for Parcel Number 12-17-400-022, identified as 6210 Grass Lake Road, to construct a 36-foot by 48-foot detached accessory building with a front-yard setback of approximately 19 feet 10 inches from Dawson Lane, where 40 feet is required, and a side-yard setback of 15 feet, where 25 feet is required, based on the findings made by the Zoning Board of Appeals under the standards of Section 7.37 and the reasons stated during the public hearing.

Motion for Postponement

I move to postpone consideration of the requested variances from Section 3.1.10 of the White Lake Township Zoning Ordinance for Parcel Number 12-17-400-022, identified as 6210 Grass Lake Road, until the October 29, 2026 Zoning Board of Appeals meeting to allow for the submission of a current certified boundary and location survey showing the property boundaries, the proposed accessory building, and its exact setbacks from the applicable property lines.

The public hearing shall remain open and be continued to the October 29, 2026 meeting.

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Ockert Van Schalkwyk PHONE: [REDACTED]
ADDRESS: 6210 Grass Lake Rd
EMAIL: [REDACTED]
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 6210 Grass Lake Rd. ZONING: PD
VALUE OF IMPROVEMENT: \$ 35,000 SEV OF EXISTING STRUCTURE: \$ _____

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

Attached.

APPLICATION FEE: ☐ \$440 ☐ \$550

APPLICANT'S SIGNATURE: [Signature] DATE: 6/13/2026

I would like to request approval (again) for my pole barn build as I need more space to store vehicles, tools, and equipment. I currently have a two-car attached garage that is approximately 18x19 (only able to fit one vehicle). I am unable to extend my garage due to the costs, the way the house was built (ICF construction) and setback requirements, I am also unable to build anywhere else on the lot due to my septic field and house position on the lot.

I request to build the pole barn garage in front of my house as it is the only buildable space. It would also match both my neighbors who have garages and barns in front of their homes also.

A long time ago, White Lake incorrectly zoned my property as PD instead of Residential zoning, as a result the setback requirements are much more aggressive as it is intended for larger development properties and not my 0.63-acre lot, which brings me to the need of approval.

My setback requests align with residential property requirements and even exceed the side setback requirement.

In 2019 the township board approved this pole barn build but when I was about to move forward in 2020, COVID happened and prices skyrocketed. I would again ask for your approval so I can finally build this pole barn.

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 25, 2026

Ockert Vanschalkwyk
6210 Grass Lake Rd
White Lake, MI 48383

Re: Proposed Accessory Structure

Based on the submitted plans, the proposed building front yard setback does not satisfy the White Lake Township Clear Zoning Ordinance for Suburban Farm (SF) zoning district.

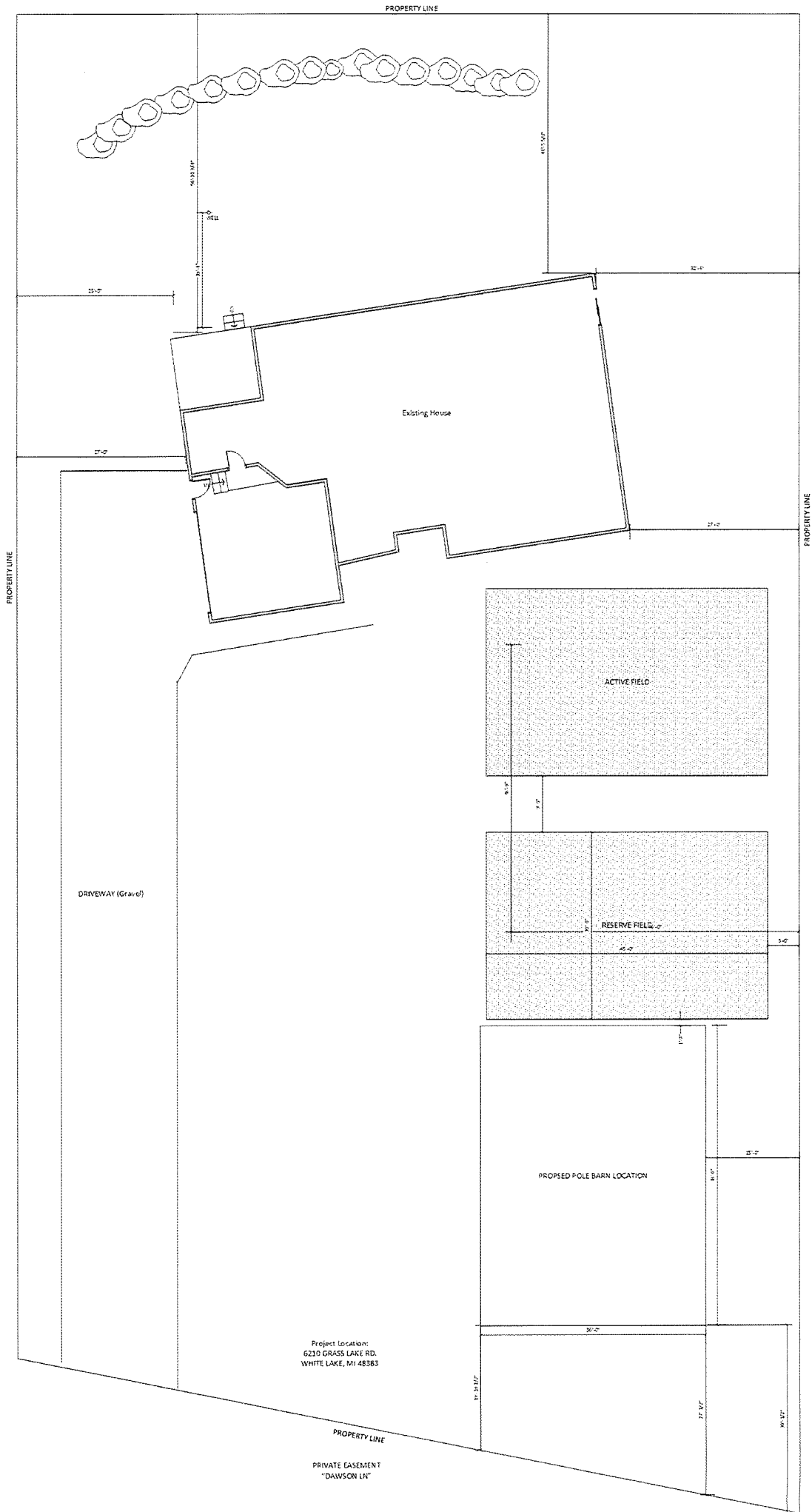
Article 3.1.2 of the White Lake Township Clear Zoning Ordinance: Requires a minimum front yard setback of 35 ft.

Accessory structures are required to meet the 35 ft front yard setback measured from the front yard lot line. The proposed accessory structure would have a front yard setback of approximately 19.9 ft.

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 29th at 4:30 PM. *Be advised, the ZBA may require an updated certified boundary and location survey showing the proposed structure with dimensions.* The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official
White Lake Township

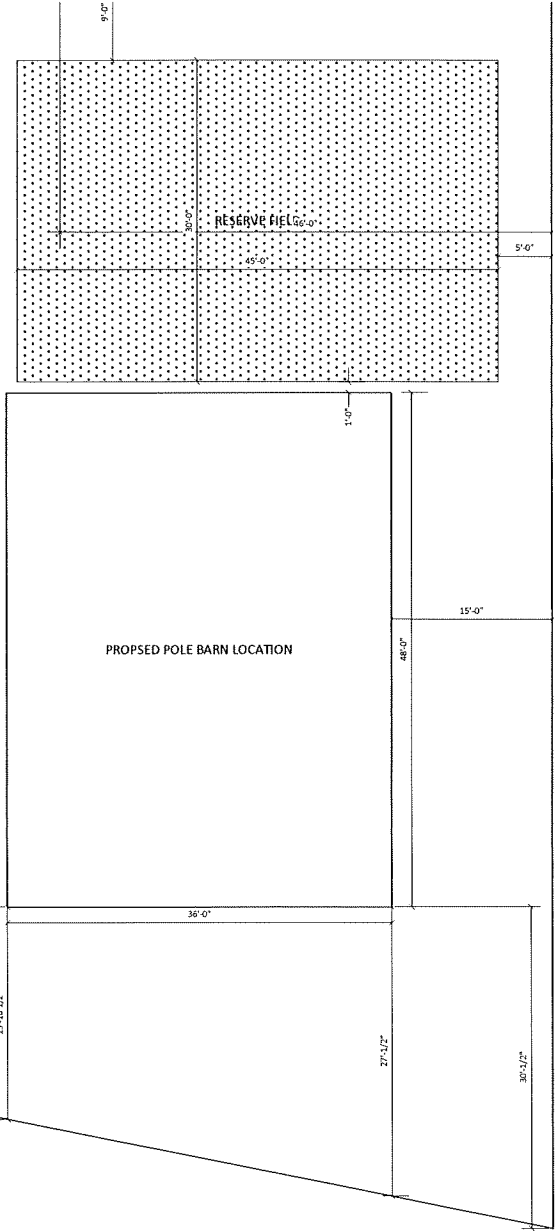


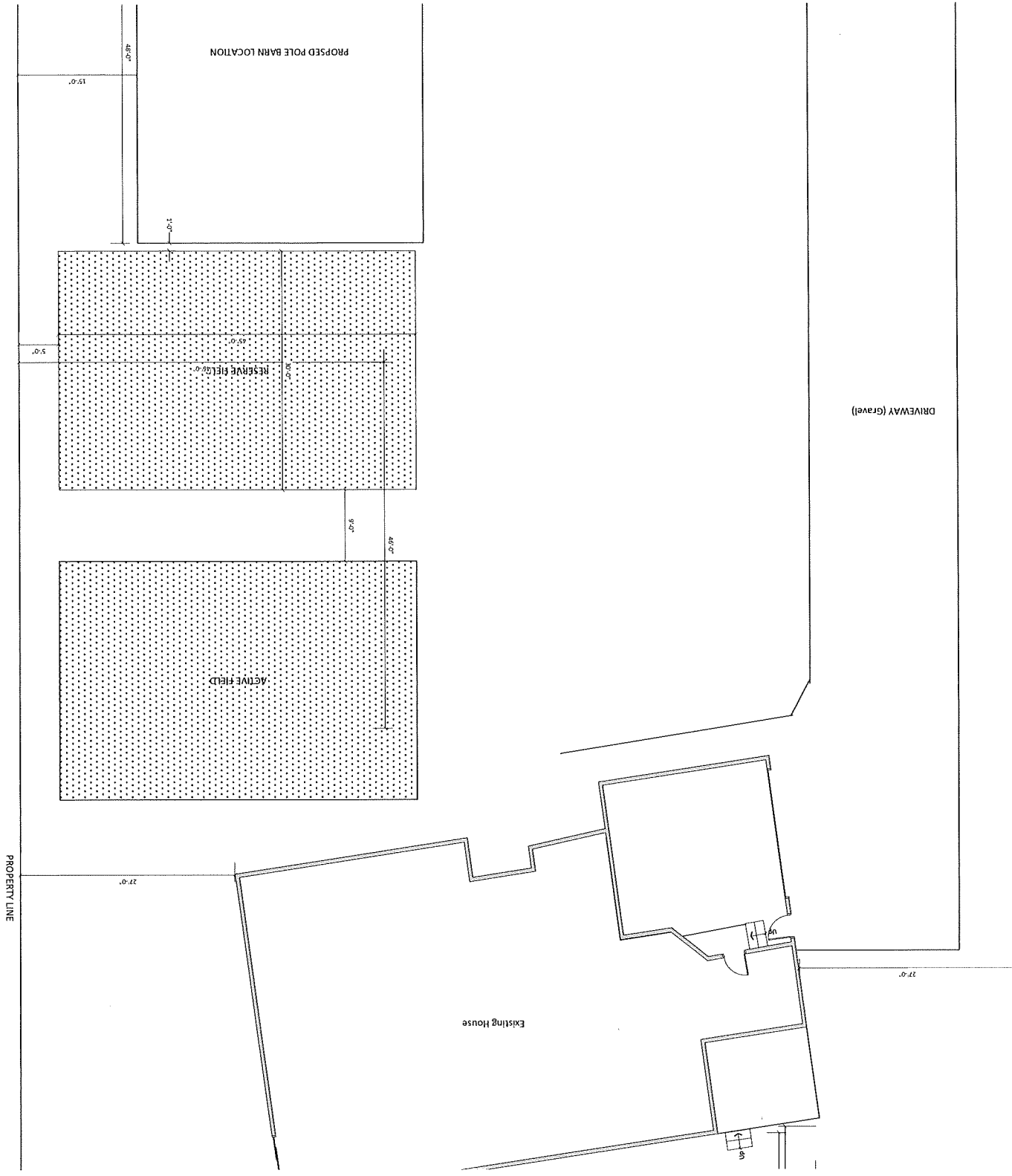
DRIVEWAY (Gravel)

Project Location:
6210 GRASS LAKE RD.
WHITE LAKE, MI 48383

PROPERTY LINE

PRIVATE EASEMENT
"DAWSON LN"





Date: 06/15/2026 - 10:46 AM

Design Name: Post Frame Design

Design ID: 332055089124

Estimated price: \$21,774.41*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

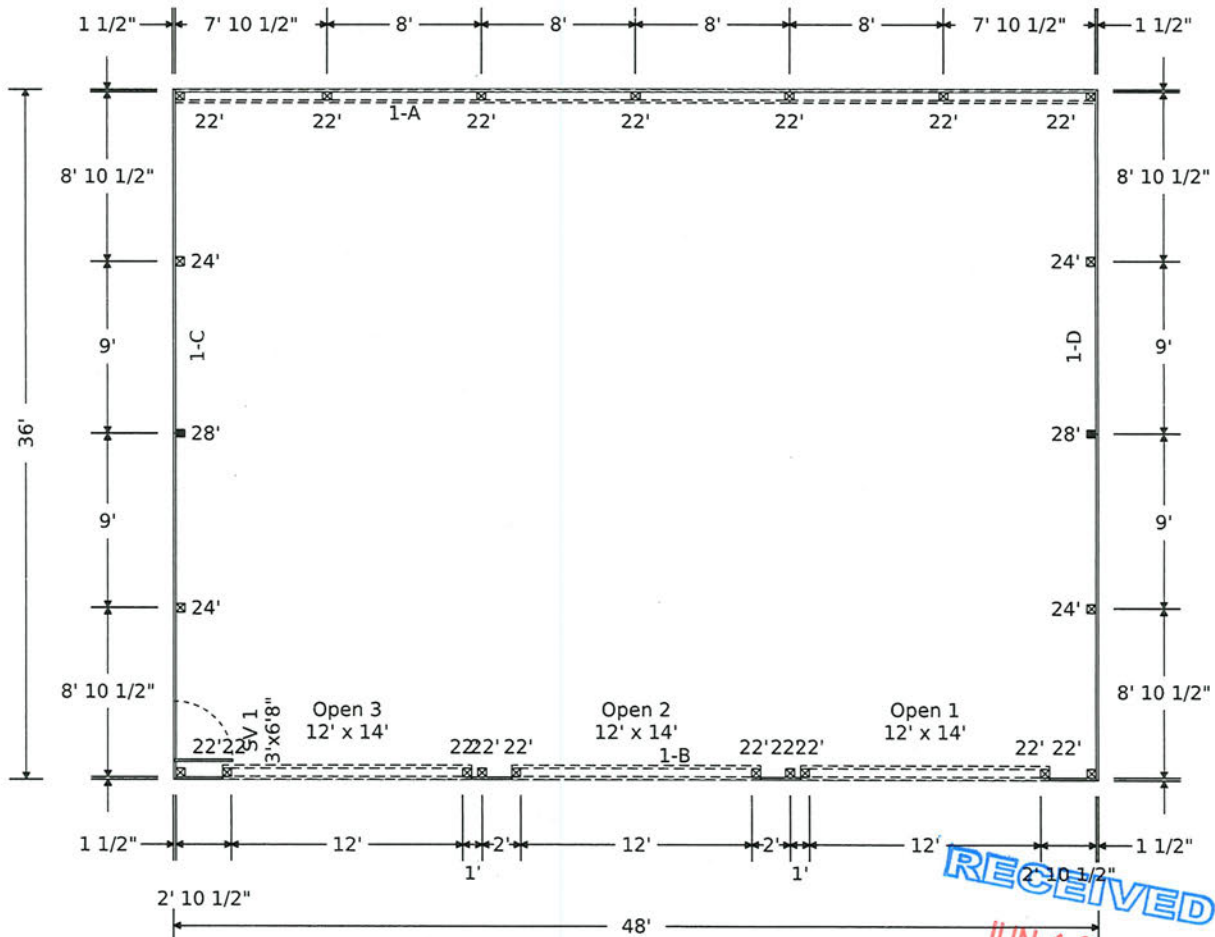
Design & Buy™
POST FRAME**How to recall and purchase a saved design at home****OR**

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 332055089124
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 332055089124 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN



For other design systems search "Design & Buy" on Menards.com

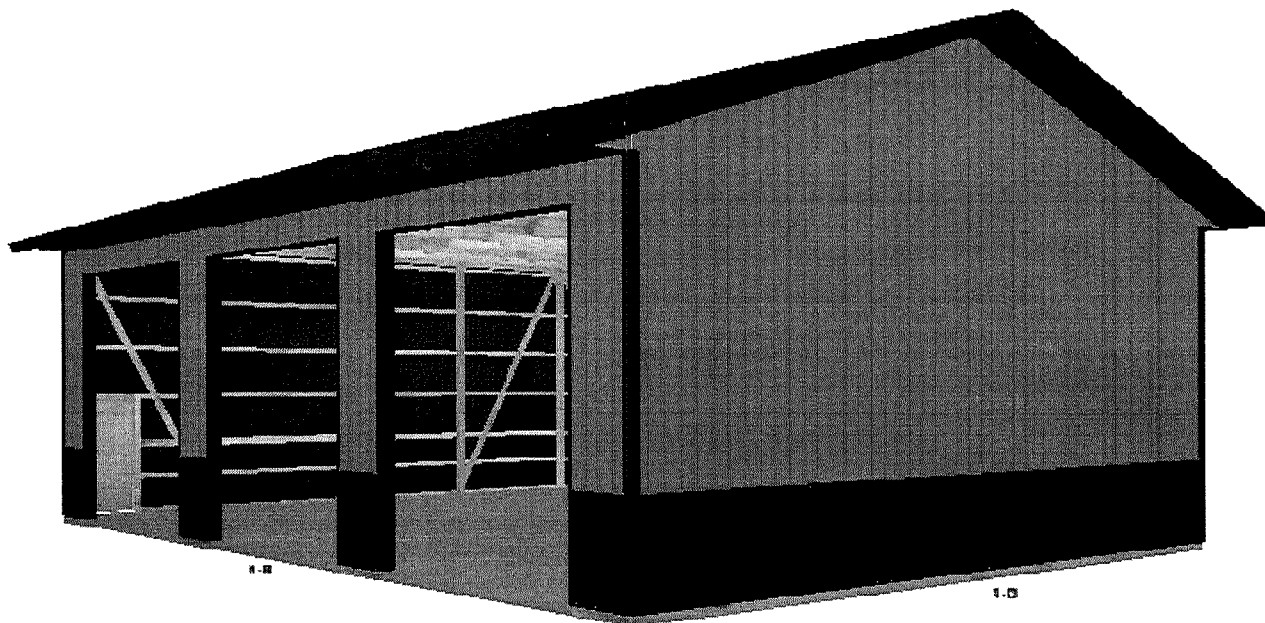
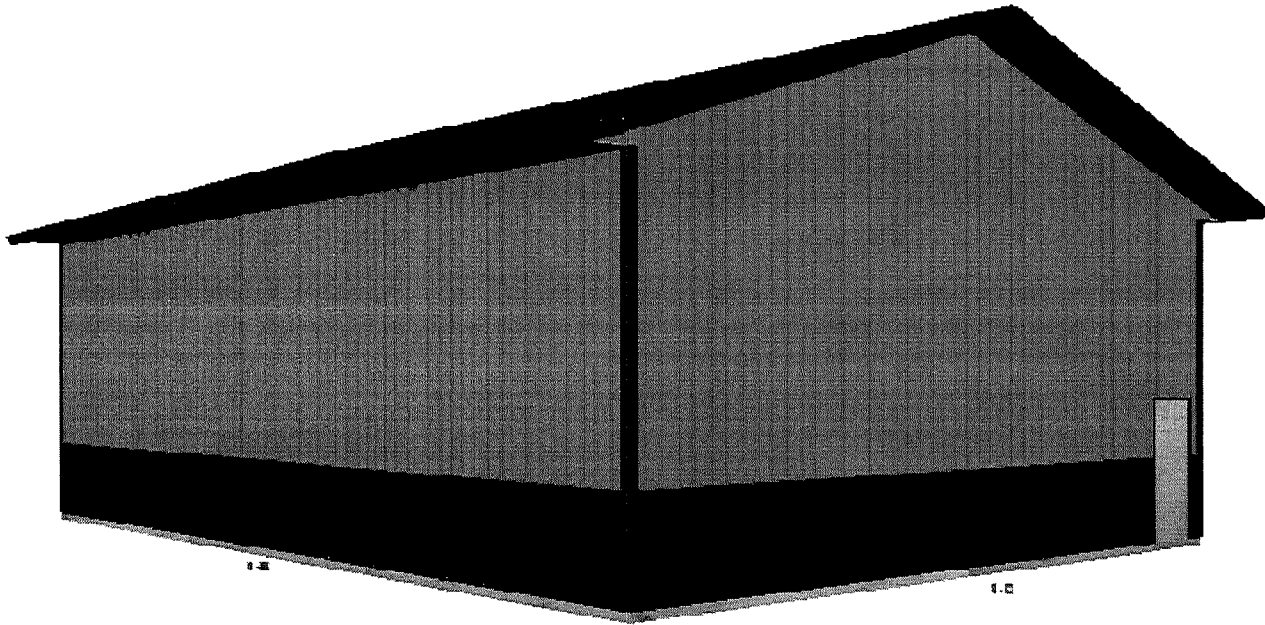
Page 1 of 10

Design #: 332055089124
Store: WIXOM



Post Frame Building Estimate
Date: Jun 15, 2026, 10:46:16 AM

Elevation Views



Design #: 332055089124
Store: WIXOM



Post Frame Building Estimate
Date: Jun 15, 2026, 10:46:16 AM

Congratulations, you have taken the first step towards making your new post frame building a reality!

- You have selected Menards to provide you with superior products produced by Midwest Manufacturing that will meet your needs. For a more detailed look at these premium products visit us on the web at www.midwestmanufacturing.com (<http://www.midwestmanufacturing.com>).

*Delivery charge is not included in price. Items ordered to complete your building from vendors other than Midwest Manufacturing are not available for pickup from the plant.

Design #: 332055089124
Store: WIXOM



Post Frame Building Estimate
Date: Jun 15, 2026, 10:46:16 AM

Building Information

1. Building Use:	Code Exempt
2. Width:	36 ft
3. Length:	48 ft
4. Inside Clear Height:	16 ft
5. Framing Type:	Post Framing
6. Floor Finish:	Concrete
7. Floor Thickness:	5 in
8. Post Foundation:	Post Embedded
9. Post Embedment Depth:	4 ft
10. Footing Pad Size:	24 in x 8 in (Poured)

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Posts
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Dover Gray
6. Trim Color:	Midnight Black
7. Wainscot Size:	48 in
8. Wainscot Color:	Midnight Black
9. Sidewall A Wainscot:	Yes
10. Sidewall B Wainscot:	Yes
11. Endwall D Wainscot:	Yes
12. Endwall C Wainscot:	Yes
13. Gable Accent:	No
14. Sidewall A Eave Light:	None
15. Sidewall B Eave Light:	None
16. Wall Fastener Location:	In the Flat
17. Bottom Trim:	Yes
18. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	4 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Midnight Black
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	On the Rib
7. Endwall Overhangs:	2 ft
8. Sidewall Overhangs:	2 ft
9. Fascia Size:	6 in Fascia
10. Soffit Color:	Midnight Black
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	Flat
15. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Mini Print:	Email Only

Design #: 332055089124
Store: WIXOM



Post Frame Building Estimate
Date: Jun 15, 2026, 10:46:16 AM

Doors & Windows

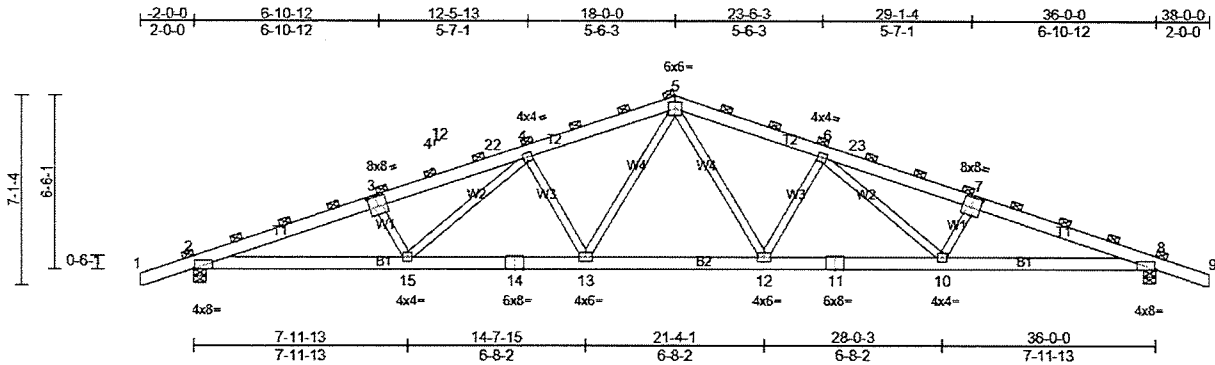
Wall	Type	Description
1-B	Framed Opening	12' x 14' Framed Opening
1-B	Framed Opening	12' x 14' Framed Opening
1-B	Framed Opening	12' x 14' Framed Opening
1-C	Service Door	36X80 RH No Glass Mastercraft®

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

For other design systems search "Design & Buy" on Menards.com

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Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0880493	PT1	COMMON	15	1	
Midwest Manufacturing, Eau Claire, WI					
Run: 8.8 S 0 Feb 12 2024 Print: 8.800 S Feb 12 2024 MTek Industries, Inc. Mon Dec 02 16:40 56					
ID:Z45Da7_fr78fwAl7Yv4auyCy?R-1dsEG_AxVGzx?9kq9cSF317HeXdcgdTbIRYRFyCy_5					



Scale = 1/64

Plate Offsets (X, Y): [2:0-0-6,Edge], [3:0-4-0,0-4-8], [7:0-4-0,0-4-8], [8:0-0-6,Edge]									
Loading	(psf)	Spacing	4-0-0	CSI	DEFL	in	(loc)	l/defl	L/d
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.89	Vert(LL)	-0.46	12-13	>942
Snow (Ps/Pg)	22.7/40.0	Lumber DOL	1.15	BC	0.47	Vert(CT)	-0.54	12-13	>805
TCDL	4.0	Rep Stress Incr	NO	WB	0.58	Horz(CT)	0.13	8	n/a
BCLL	0.0	Code	IBC2021/TPI2014	Matrix-MS					
BCDL	1.0								
Weight: 203 lb FT = 15%									

- LUMBER**

TOP CHORD 2x6 SPF No.2

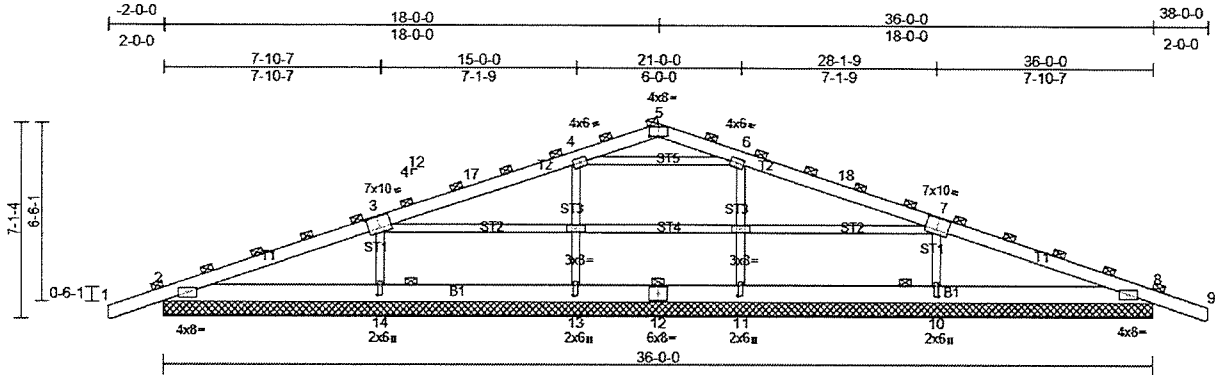
BOT CHORD 2x6 SP 2400F 2.0E

WEBS 2x4 SPF Stud
- BRACING**

TOP CHORD 2-0-0 oc purlins (2-2-12 max.).

BOT CHORD Rigid ceiling directly applied or 9-1-5 oc bracing.
- REACTIONS** (lb/size) 2=2199/0-5-8, (min. 0-2-5), 8=2199/0-5-8, (min. 0-2-5)
- Max Horiz 2=116 (LC 12)
- Max Uplift 2=695 (LC 8), 8=695 (LC 9)
- Max Grav 2=2783 (LC 2), 8=2783 (LC 2)
- FORCES** (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
- TOP CHORD 2-3=6380/1404, 3-22=6038/1380, 4-22=5819/1389, 4-5=4723/1105, 5-6=4723/1105, 6-23=5819/1389, 7-23=6038/1380, 7-8=6380/1405
- BOT CHORD 2-15=1317/5946, 14-15=1018/4907, 13-14=1018/4907, 12-13=680/3748, 11-12=918/4907, 10-11=918/4907, 8-10=1217/5946
- WEBS 5-13=360/1285, 5-12=360/1285, 3-15=739/235, 4-15=290/1024, 4-13=1226/369, 6-12=1226/369, 6-10=291/1024, 7-10=739/236
- NOTES**
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCCL=2.4psf; BCDL=0.6psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60 (Actual dead loads used per ANSI/TPI-1)
 - TCCL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=40.0 psf; Ps=22.7 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.94; Ct=1.20; Unobstructed slippery surface.
 - Roof design snow load has been reduced to account for slope.
 - Unbalanced snow loads have been considered for this design.
 - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 24.2 psf on overhangs non-concurrent with other live loads.
 - The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
 - Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 695 lb uplift at joint 2 and 695 lb uplift at joint 8.
 - Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.
- LOAD CASE(S)** Standard

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0964206	PT1E	COMMON	2	1	
Midwest Manufacturing, Eau Claire, WI					
Run: 25.30 S Aug 20 2025 Print: 25.3.0 S Aug 20 2025 Mitek Industries, Inc. Wed Mar 04 09:35:1E Page: 1					
ID:0NV_E6htCsEBuzzGHOf3zeLEr-294Uwc__qK7TTAgCGTt7GkbwStyKBIEtbeRtzeLB7					



Scale = 1:66.1

Plate Offsets (X, Y): [3:0-5-0,0-5-2], [5:0-4-0,0-0-3], [7:0-5-0,0-5-2], [10:0-4-8,0-1-0], [11:0-4-8,0-1-0], [13:0-4-8,0-1-0], [14:0-4-8,0-1-0]									
Loading	(psf)	Spacing	4-0-0	CSI		DEFL	in	(loc)	l/defl
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.68	Vert(LL)	n/a	-	n/a
Snow (Ps/Pg)	22.7/40.0	Lumber DOL	1.15	BC	0.14	Vert(CT)	n/a	-	n/a
TCDL	4.0	Rep Stress Incr	NO	WB	0.48	Horz(CT)	0.01	8	n/a
BCLL	0.0	Code	IBC2021/TP12014	Matrix-S					
BCDL	1.0								
									PLATES GRIP
									MT20 197/144
									Weight: 230 lb FT = 15%

LUMBER

TOP CHORD 2x6 SPF No.2
BOT CHORD 2x8 SP 2400F 2.0E
OTHERS 2x4 SPF Stud

BRACING

TOP CHORD 2-0-0 oc purlins (6-0-0 max.).
BOT CHORD 10-0-0 oc bracing.

REACTIONS

All bearings 36-0-0.
(lb) - Max Horiz 2=195 (LC 12)
Max Uplift All uplift 100 (lb) or less at joint(s) except 2=293 (LC 8), 8=299 (LC 9), 10=539 (LC 13), 11=337 (LC 9), 13=345 (LC 8), 14=537 (LC 12)
Max Grav All reactions 250 (lb) or less at joint(s) except 2=789 (LC 2), 8=789 (LC 2), 10=1172 (LC 33), 11=989 (LC 20), 13=989 (LC 19), 14=1172 (LC 32)

FORCES

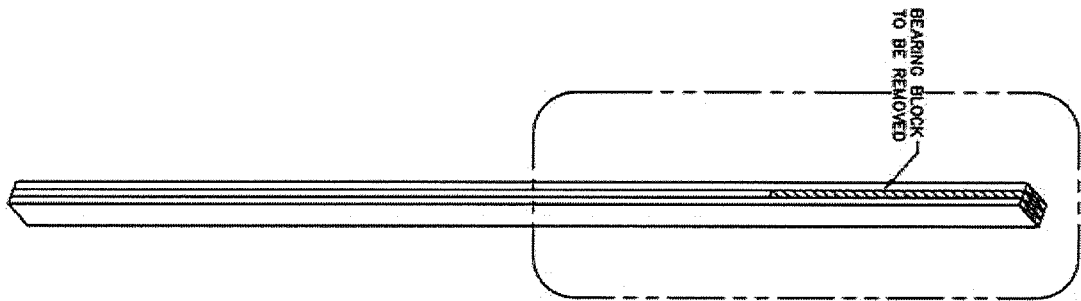
(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 2-3=365/66, 3-17=301/50, 4-5=256/139, 5-6=256/135, 7-18=301/26, 7-8=348/66
BOT CHORD 2-14=11/313, 13-14=13/323, 12-13=13/323, 11-12=13/323, 10-11=13/323, 8-10=10/308
WEBS 4-13=976/365, 3-14=1076/526, 6-11=976/357, 7-10=1076/528

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCdL=2.4psf; BCDL=0.6psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope) exterior zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60 (Actual dead loads used per ANSI/TP1-1)
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TP1 1.
- TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=40.0 psf; Ps=22.7 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.94; Ct=1.20; Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 24.2 psf on overhangs non-concurrent with other live loads.
- The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- Gable requires continuous bottom chord bearing.
- Vertical gable studs spaced at 3-0-0 oc and horizontal gable studs spaced at 2-6-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 292 lb uplift at joint 2, 298 lb uplift at joint 8, 344 lb uplift at joint 13, 537 lb uplift at joint 14, 337 lb uplift at joint 11 and 539 lb uplift at joint 10.
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard

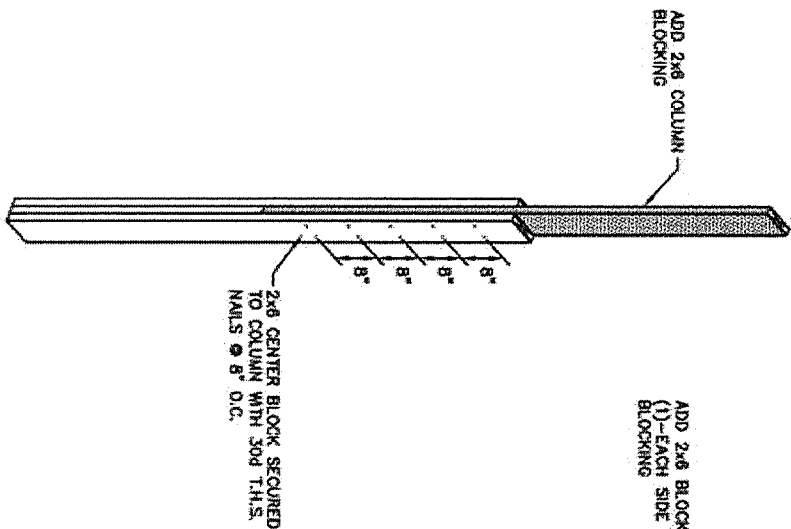
ORIGINAL COLUMN



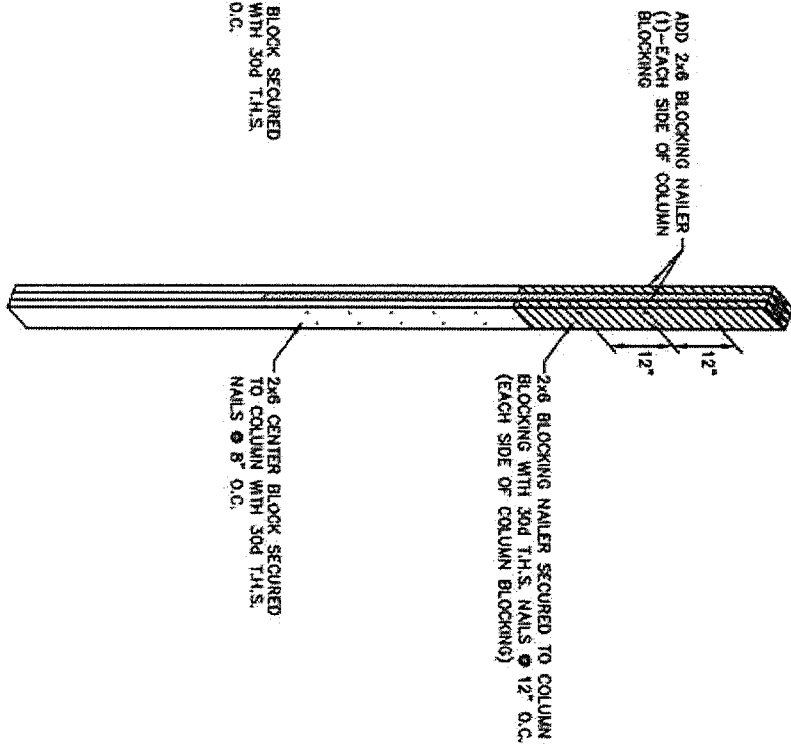
STEP 1
REMOVE CENTER BLOCK



STEP 2
ADD CENTER BLOCK
NAILS @ 8" O.C.



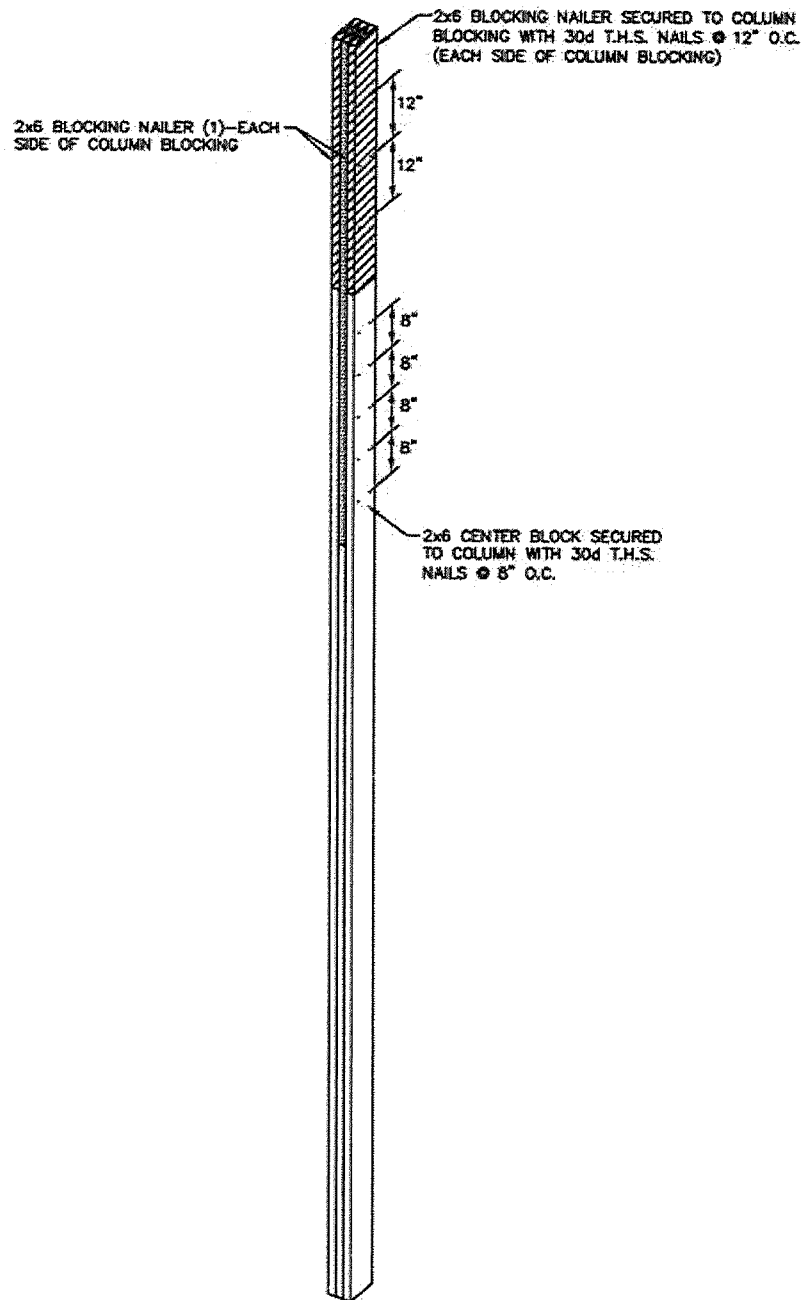
STEP 3
ADD SIDE BLOCKING NAILERS
NAILS @ 12" O.C.



ENDWALL COLUMN BLOCKING

**ENGINEERING SERVICES**

5081 KRAUS RD. SUITE 100, WILSON, WI 53091 (715) 875-5099



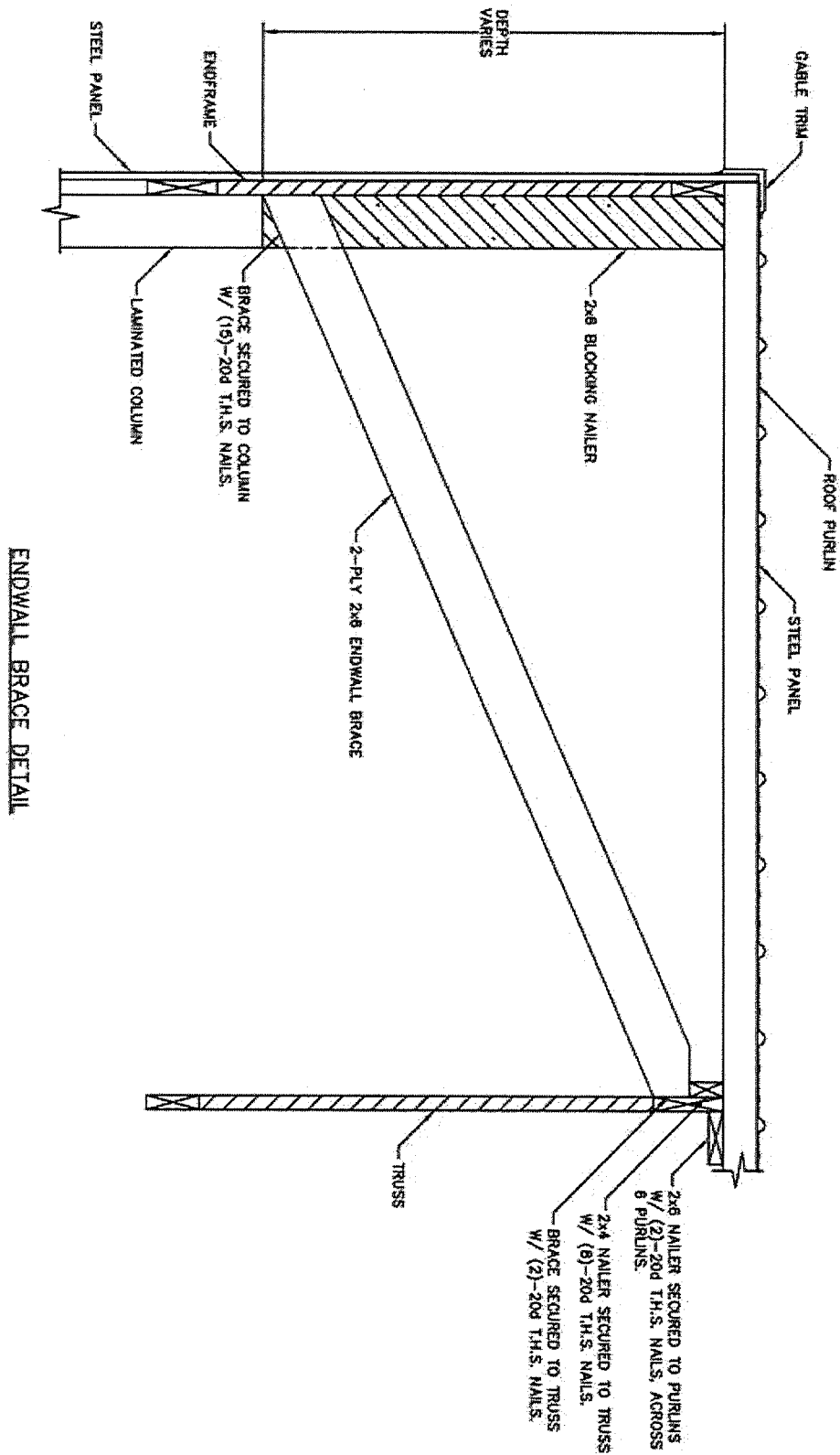
ENDWALL COLUMN BLOCKING DETAIL

ENDWALL COLUMN BLOCKING DETAIL



ENGINEERING SERVICES

8001 KALKE RD. KANSAS CITY, MO 64114 (781) 876-0886

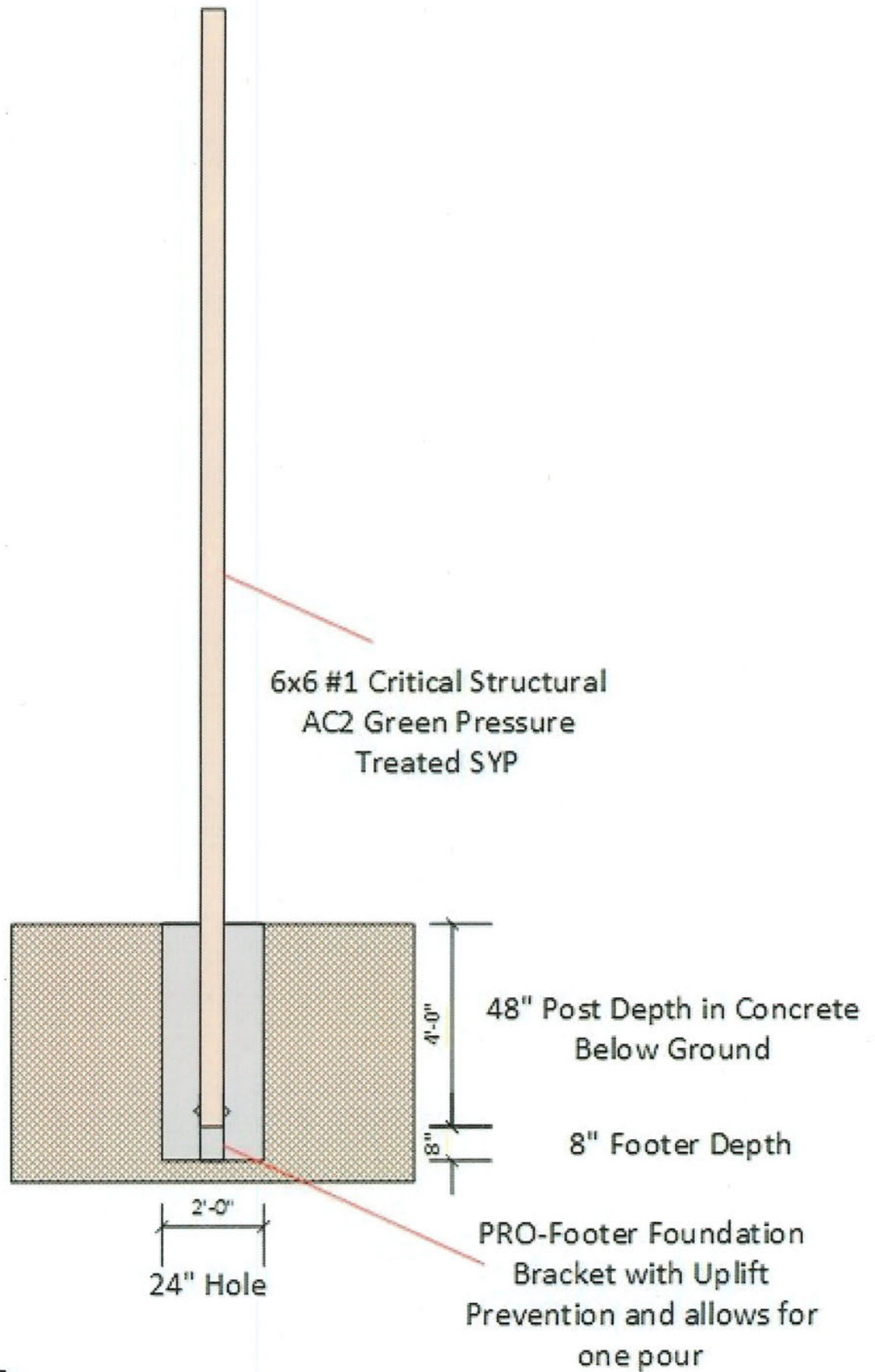


ENDWALL BRACE DETAIL



ENGINEERING SERVICES

6001 KENNEBEC RD. SUITE C100, W. BATH, ME 04793 (207) 879-5000



Project Location:
6210 GRASS LAKE RD.
WHITE LAKE, MI 48383

CERTIFICATE OF SURVEY

SURVEY FOR: CLIFFORD V. DAWSON

GRASS LAKE ROAD

INTERIOR 1/4 CORNER
SECTION 17,
T.03N., R.08E.
WHITE LAKE TOWNSHIP

EAST 1/4 CORNER
SECTION 17
T.03N., R.08E.
WHITE LAKE TOWNSHIP

INTERIOR 1/4 CORNER (D-6) FOUND 1/2" BAR
N.30°W. 17.40' NAIL WITH CAP S. SIDE 19" OAK
NORTH 12.37' NAIL ON E. SIDE 14" DEAD OAK
S.30°E. 56.79' NAIL WITH CAP S.E. SIDE 43" OAK
EAST 2685.32' E. 1/4 CORNER

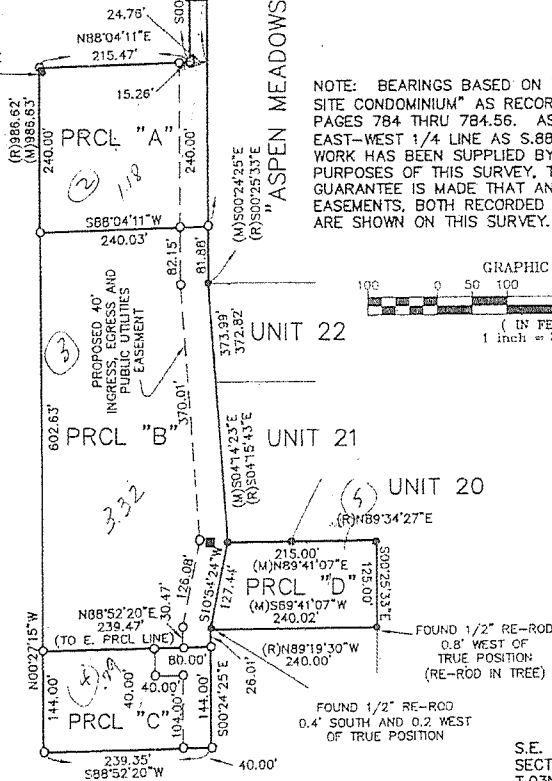
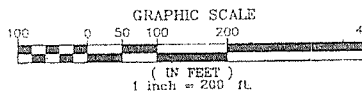
EAST 1/4 CORNER (E-6) FOUND RE-MON CAP
N.20°W. 25.20' NAIL WITH TAG S.W. SIDE 15" OAK
S.10°W. 21.82' NAIL WITH TAG W. SIDE TWIN BASSWOOD
S.40°E. 28.86' NAIL WITH TAG N.E. SIDE 28" MAPLE
N.80°E. 65.23' NAIL WITH TAG S.E. SIDE 21" ASH

S.E. CORNER (E-7) FOUND RE-MON CAP
S.25°W. 27.24' NAIL WITH TAG E. SIDE 18" OAK
S.30°E. 36.87' NAIL WITH TAG N.E. 7" HICKORY
S.80°E. 23.19' NAIL WITH TAG S. SIDE 22" OAK
N.35°W. 70.43' NAIL WITH TAG N. SIDE 10" OAK

EXISTING 24.75' WIDE
PARCEL USED FOR
INGRESS, EGRESS
AND PUBLIC UTILITIES

FOUND 3/4" PIPE
1.2' SOUTH
NOT USED

NOTE: BEARINGS BASED ON "ASPEN MEADOWS
SITE CONDOMINIUM" AS RECORDED IN LIBER 21272
PAGES 784 THRU 784.56. ASSIGNED THE
EAST-WEST 1/4 LINE AS S.88°31'40"W. NO TITLE
WORK HAS BEEN SUPPLIED BY THE CLIENT FOR
PURPOSES OF THIS SURVEY, THEREFORE NO
GUARANTEE IS MADE THAT ANY OR ALL
EASEMENTS, BOTH RECORDED AND UNRECORDED
ARE SHOWN ON THIS SURVEY.



(SEE SHEETS 2 & 3 OF 3 FOR PROPERTY DESCRIPTIONS)

● Iron Bars or Pipes Found ■ Concrete Monument Found ○ Re-Bar with Cap Set R-Recorded Dimension M-Measured Dimension

The undersigned, a Professional Land Surveyor under the laws of the State of Michigan, certifies that he has surveyed the parcel(s) of land described and delineated hereon, and that there are no encroachments except as shown. That the ratio of closure was less than 1 in 5,000, and that all the requirements of Section 3, P.A. 132, of 1970 as amended, have been complied with.

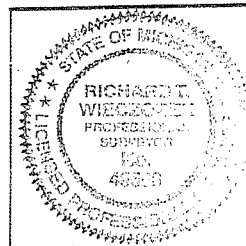
Richard T. Wiczorek Professional Surveyor No. 46698

Date:



RW LAND SURVEYS
5275 SWAFFER ROAD
MILLINGTON, MI. 48746
PHONE 989-239-9846 CELL 810-691-1405
FAX 989-671-7570

JOB NO. 03183
SHEET 1 OF 3



CERTIFICATE OF SURVEY

SURVEY FOR: CLIFFORD V. DAWSON

PARCEL "B"

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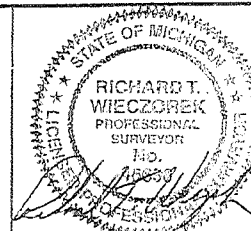
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RW LAND SURVEYS

5275 SWAFFER ROAD
MILLINGTON, MI. 48746
PHONE 989-239-9846 CELL 810-691-1405
FAX 989-871-7570

JOB NO. 03183
SHEET 3 OF 3



CERTIFICATE OF SURVEY

SURVEY FOR: CLIFFORD V. DAWSON

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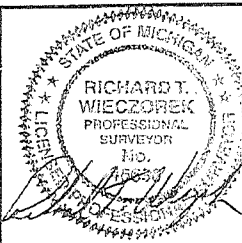
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JOB NO. 03183
SHEET 3 OF 3





Charter Township of White Lake
7525 Highland Road
White Lake, MI 48383
248-698-3300 ext. 2
permits@whitelaketwp.com

The Department will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap or political beliefs.

Authority: P.A. 230 OF 1972, as amended
Completion: Mandatory to obtain permit
Penalty: Permit will not be issued

RESIDENTIAL BUILDING PERMIT
(ACCESSORY STRUCTURES, ADDITIONS, ALTERATIONS)

Required attachments: **(2) copies of the building plan & (2) copies of the plot plan or location map**

- The job site must be clean with safe access for the inspectors. The road must be cleaned and maintained properly (this includes snow removal).
- A Certificate of Occupancy must be obtained before occupying the structure or portion of structure.
- The Builder and property owner are responsible for drainage and grade on the construction site.
- The Builder and property owner are responsible for lot line and proper setbacks as approved by White Lake Township.
- The lot is properly marked (properly marked is a visible address with the lot number and permit number that can be clearly seen from the road)
- Complete separate applications for Plumbing, Mechanical & Electrical permits.

I. JOB LOCATION

Property Owner Name <i>Ochert VanSchalkwyk</i>	Is the applicant the owner? If yes, complete item V. ☒ YES ☐ NO	
Street Address <i>6210 Grass Lake Rd</i>	Parcel ID <i>Y-12-17-400-022</i>	Zoning District <i>PD</i>
Email [REDACTED]	Phone [REDACTED]	

II. CONTRACTOR (If Homeowner, skip to III)

Company Name	State License Number	Expiration Date
Address		
City	State	Zip Code
Phone	Tax ID	
Email (Best email to use for permit payments, inspection results, etc.)		

III. BUILDING AND PROPERTY CHARACTERISTICS

Detailed Description of Work:	<i>Pole barn garage, 36x48 16' High.</i>
Type of Improvement:	
☒ Accessory Structure	☐ Addition ☐ Alteration ☐ Repair ☐ Solar Array ☐ Other

MARKET VALUE OF IMPROVEMENT:				
\$ 35,000				
PROPOSED SETBACKS:				
FRONT: 19' 10" in	REAR: N/A	LEFT SIDE: 74'	RIGHT SIDE: 75'	
EXISTING SQ FT				
GARAGE: 400	1 ST FLOOR: 2100	2 ND FLOOR: N/A	FINISHED LOWER LEVEL: 2100	TOTAL: 4600
PROPOSED SQ FT				
GARAGE: 1728	1 ST FLOOR: —	2 ND FLOOR: —	FINISHED LOWER LEVEL: —	TOTAL: 1728
ADDITIONAL INFORMATION				
TOTAL HEIGHT: 22.5'	NO. OF EXISTING BEDROOMS: 3	NO. OF PROPOSED BEDROOMS: N/A	TOTAL NO. OF BEDROOMS: 3	
NO. OF STORIES: 1	LOT AREA: 0.63 ac	TOTAL LOT COVERAGE:		

IV. APPLICANT AFFIDAVIT

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent; and we agree to conform to all applicable laws of this jurisdiction. The applicant signing this application is aware that (s)he assumes full responsibility for insuring that all work done complies with all applicable codes and ordinances.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.

CONTRACTOR SIGNATURE _____ DATE: _____

V. HOMEOWNER AFFIDAVIT

As the bona fide owner of the above-mentioned property which is a single family residence, and which is, or will be on completion, my place of residence and no part of which is used for rental or commercial purposes nor is now contemplated for such purpose, I hereby make application to complete the improvement as listed on this permit application.

I certify that I am familiar with the provisions of the applicable Ordinance and the rules governing the type of installation which is contemplated at the above-mentioned location and hereby agree to make the installation in conformance with the Ordinance. In making the application, I realize I am assuming the responsibility of a licensed contractor for the installation of the work mentioned in the permit application and for putting the equipment into operation. I further agree that I shall neither hire any other person for the purpose of installing any portion of the permitted work or related equipment at the above premises, nor sub-contract to any other person, firm or corporation the installation of any portion of the above improvement or equipment.

HOMEOWNER SIGNATURE _____

DATE: 6/13/2026