

TO: Zoning Board of Appeals
FROM: David J. Waligora, AICP, Senior Planner
DATE: May 20, 2026
RE: 9020 Maplewood: Variance request for Side Yard Setback

Agenda item: 8B
Appeal Date: May 28, 2026
Applicant: Andrew/Connie Hoppe
9020 Maplewood Dr
Owner: Andrew/Connie Hoppe
9020 Maplewood Dr
Address: 9020 Maplewood Dr
Parcel #: 12-35-426-066
Location: SE corner of Round
Lake Rd and Cedar
Island Rd
Zoning: R1-D, Single Family
Residential



Attachments

1. Application
2. Land Survey and Construction Documents

Property Description

The subject property is located at 9020 Maplewood Drive and is identified as Parcel No. 12-35-426-066, legally described as Lots 28 through 31, inclusive, of Block 8, Needles Six Lakes Subdivision No. 1. The property is zoned R1-D (Single Family Residential) and consists of approximately four originally platted subdivision lots that have functioned as a single residential parcel for several decades.

The parcel is developed with an existing single-family residence constructed in 1984, attached garage, driveway, deck, and associated residential site improvements. The property is served by a private well and onsite septic system. Historical aerial imagery indicates prior residential development existed toward the northern portion of the parcel before construction of the current residence.

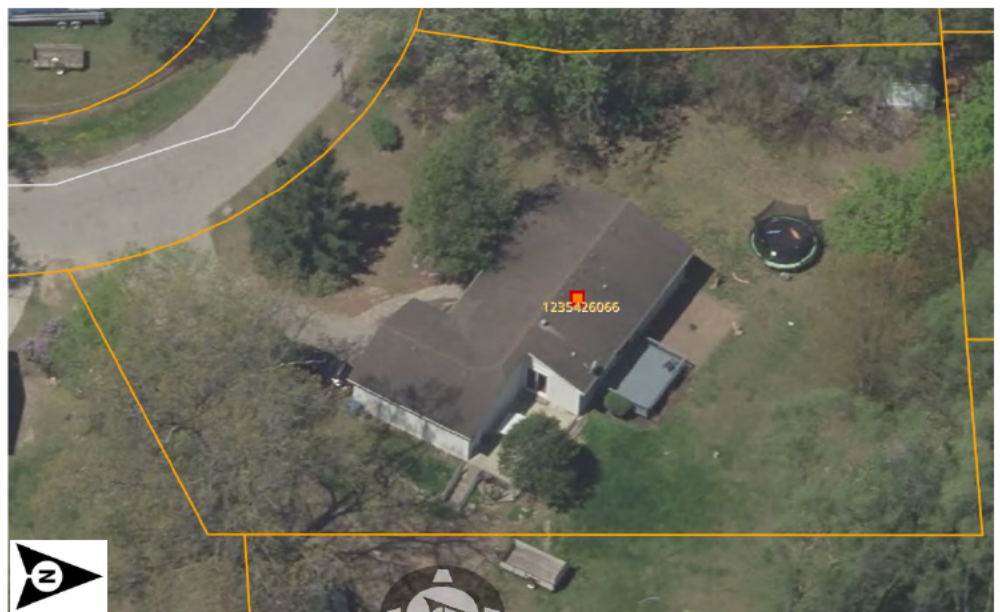
The subject property is located along a curved roadway frontage, and the existing residence appears to have been sited in a manner oriented toward the street, consistent with common residential development patterns at the time of construction. The existing home is positioned relatively close to the eastern side property line despite the overall parcel exceeding current minimum district dimensional standards.

Staff notes the existing residence complies with applicable minimum setback requirements for principal structures in its current condition. The current variance request therefore relates to the proposed addition to the residence rather than an existing nonconforming setback condition.

The surrounding area is characterized primarily by single-family residential development, including homes developed on older subdivision lots with varying lot configurations and established residential site patterns.

Applicant's Proposal

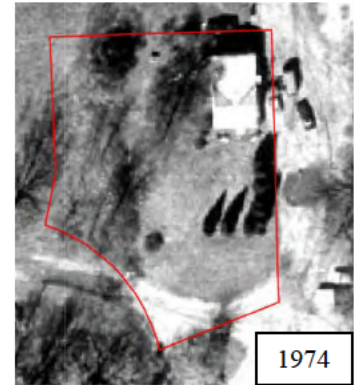
The applicant proposes to construct a one-story residential addition to the existing single-family home utilizing an existing concrete slab located adjacent to the eastern side of the residence. The addition is intended to provide additional living space within the existing residence. According to the applicant, alternative locations for expansion are constrained by the location of the private well behind the residence and septic field on the opposite side of the home. The proposed addition would result in an approximately 9.37-foot side yard setback, where a minimum 10-foot side setback is required, necessitating variance relief of approximately 0.63 feet (8 inches). The applicant further states the proposal would not negatively impact neighboring properties and indicates adjacent property owners support the request.



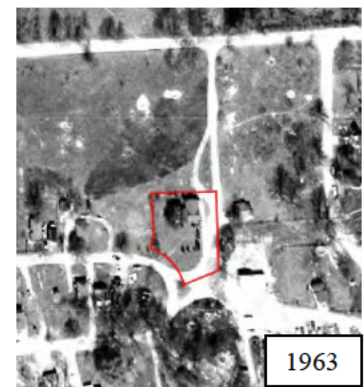
Site History

The subject property consists of Lots 28 through 31, inclusive, of Block 8, Needles Six Lakes Subdivision No. 1, representing approximately four originally platted subdivision lots that now function as a single residential parcel.

Historical aerial imagery indicates prior residential development existed toward the northern portion of the parcel before construction of the current residence in 1984. Although the precise reasons for the placement of the existing home are unknown, the residence was constructed relatively close to the eastern side property line and has maintained that orientation for several decades. Historical development patterns and prior site conditions associated with earlier residential development on the parcel may have influenced the location of the existing residence.



Staff further notes that historical aerial imagery suggests portions of the surrounding neighborhood developed differently than originally contemplated by the recorded subdivision plat, with access patterns and development arrangements evolving over time. The subject parcel appears to have functioned differently than its original four-lot subdivision configuration for several decades prior to construction of the current residence in 1984. These historical development patterns may have contributed to the present configuration of the parcel and placement of the current residence over time.



Zoning Analysis

The applicant requests approximately 0.63 feet (8 inches) of variance relief from the required 10-foot side yard setback, resulting in a proposed setback of approximately 9.37 feet.

Although alternative building designs or configurations may exist that reduce or eliminate the need for variance relief, staff notes the requested encroachment is limited in magnitude and the applicant identifies existing site constraints affecting expansion options. The Zoning Board of Appeals should consider whether alternative configurations would remain practical while achieving similar objectives and whether the requested relief represents the minimum variance necessary. Staff notes the existence of alternative configurations alone does not necessarily preclude variance relief but may be relevant to the Board's consideration of whether the request represents the minimum variance necessary.

Staff further finds the existing residence was constructed in 1984 relatively close to the eastern side property line and appears oriented toward the curved roadway frontage, consistent with common residential development patterns of the period. Historical aerial imagery indicates prior residential development existed elsewhere on the parcel before construction of the current residence. The placement of the residence, together with the location of the private well and septic field, appears to reduce flexibility for later expansion of the principal structure.

The requested relief is limited in magnitude and does not appear likely to materially alter neighborhood character or substantially impact adjacent properties.

Conclusion

Overall, the request involves an existing single-family residence constructed in 1984 on a parcel comprised of four underlying platted lots (Lots 28–31, Block 8, Needels Six Lakes Subdivision No. 1) that have functioned as a single residential property for several decades. Historical aerial imagery indicates prior residential development existed toward the northern portion of the parcel before construction of the current residence. The existing residence was constructed relatively close to the eastern side property line and, together with the curved roadway frontage and longstanding site configuration, appears to have reduced flexibility for later additions to the principal structure.

Staff further notes the subject property is located along a curved roadway frontage, and the existing residence appears to have been oriented toward the street, consistent with common residential development patterns of the period.

The applicant requests variance relief from the required 10-foot side yard setback to permit an approximately 9.37-foot setback, representing approximately 0.63 feet (8 inches) of relief. In reviewing the request, the Zoning Board of Appeals should consider the longstanding placement of the residence, the historical evolution of the parcel, the limited extent of the requested encroachment, and whether the proposal represents the minimum variance necessary while remaining consistent with the intent of the Ordinance and surrounding pattern of residential development. Staff further notes the requested relief is limited in magnitude and does not appear likely to materially alter neighborhood character or result in substantial adverse impacts on surrounding properties.

Zoning Board of Appeals Options:

Motion for Approval

I move to approve the variance request for Parcel No. 12-35-426-066, 9020 Maplewood Drive, to permit construction of a one-story residential addition with an approximately 9.37-foot side yard setback, where a minimum 10-foot side yard setback is required, representing variance relief of approximately 0.63 feet (8 inches).

This motion is based upon the following finding:

1. The Zoning Board of Appeals finds that the applicant has demonstrated compliance with the variance standards contained in Section 7.37 of the White Lake Township Zoning Ordinance, including that a practical difficulty exists related to the subject site, the practical difficulty results from unique circumstances applying to the property, the condition is not self-created, approval would provide substantial justice, and the requested variance represents the minimum variance necessary to grant relief.

Approval is further conditioned upon the following:

1. Approval shall be limited to the plans submitted and reviewed by the Zoning Board of Appeals.
2. The approved addition shall comply with all applicable Township permitting requirements.
3. Any future expansion beyond the approved plans shall require additional Township review and approvals as applicable.

Motion for Denial

I move to deny the variance request for Parcel No. 12-35-426-066, 9020 Maplewood Drive, to permit construction of a one-story residential addition with an approximately 9.37-foot side yard setback, where a minimum 10-foot side yard setback is required, representing variance relief of approximately 0.63 feet (8 inches).

This motion is based upon the following finding:

1. The Zoning Board of Appeals finds that the applicant has not demonstrated compliance with the variance standards contained in Section 7.37 of the White Lake Township Zoning Ordinance, including practical difficulty, unique circumstances, lack of self-created hardship, substantial justice, and/or that the requested variance represents the minimum variance necessary to grant relief.



WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Andrew Hoppe PHONE: [REDACTED]
ADDRESS: 9020 Maplewood Dr. White Lake MI 49386
EMAIL: [REDACTED]
INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: 9020 Maplewood Dr. ZONING: _____
VALUE OF IMPROVEMENT: \$ 60,000 SEV OF EXISTING STRUCTURE: \$ 288,400

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

Please see attached letter.

APPLICATION FEE: \$440 \$550
APPLICANT'S SIGNATURE: Andrew S Hoppe DATE: 4-21-2026

WHITE LAKE TOWNSHIP
7525 HIGHLAND RD
WHITE LAKE, MI 48383-2938
United States
Phone : (248) 698-3300

Received From: DORIAN J HOME REMOLDING INC

Date: 04/21/2026 Time: 2:09:46 PM
Receipt: 0000230989
Cashier: CTRLISA

ZONING BOARD OF APPEALS

ITEM REFERENCE	AMOUNT

FEEZBA ZBA/ ZONING BOARD OF APPEALS	
ZBA/ ZONING BOARD OF APPEALS	\$440.00

TOTAL	\$440.00
CHECK 1348	\$440.00
Total Tendered:	\$440.00
Change:	\$0.00

4/21/2026

Andrew & Connie Hoppe
9020 Maplewood Dr.
White Lake, MI 48386

Zoning Board of Appeals:

We would like to remain residents in White Lake. We are expecting our 4th child in June and would like to continue to raise our family in this home. We would like to add an addition off the side of our house on an already existing concrete slab. We would like to build up on this existing slab in continuation with our house. However, with the unique placement of our house on this property/unique property lines we don't meet the requirements of the setback by 8 inches of the 10 feet (as required). We have looked into expanding onto different parts of the house; however, we have our well off the back of the house behind our deck and on the other side of the house is our septic field. This addition will not negatively impact any of our neighbors (including their views) or the property. We have already spoken with our neighbors and they support this addition.

Thank you for your consideration of this request.

Andrew & Connie Hoppe

WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

NEXT ZBA MEETING: May 28th CUT OFF FOR NEXT MONTH'S AGENDA:

Please read these instructions and notes carefully before submitting the attached application.

Incomplete applications will not be accepted.

In addition to the application, you must submit the following required documents:

1. Proof of Ownership

If you are not the property owner of record, a copy of the land contract, option to purchase, purchase agreement, lease agreement, or letter of authorization from the property owner must be presented with the application to indicate the applicant's interest in the subject property. In addition, a letter of no objection from the property owner may be required by Township staff.

2. Plan or drawing – one copy

Attach one copy of the plot plan of the subject property drawn to scale. The plan must depict the shape and dimensions of the property, all existing and proposed structures, and building-to-building and building-to-property line relationships. Private utilities shall be called out.

3. Certified Survey – one copy.

4. Letter of denial from the Building Department

The Building Department must have reviewed and formally denied your application for a building permit before a Z.B.A. application can be considered for processing.

5. Fees

The fee is \$440.00 for residential land uses and \$550.00 for non-residential land uses.

All proposed additions must be staked and flagged. Failure to do so may cause your case to be tabled.

The attached application must be filled out, and all documents, plans, other necessary information, and the application fee, as required, must be submitted before the application will be considered complete and accepted for processing. The application will then be placed on the next available Zoning Board of Appeals (ZBA) agenda.

You will be notified of the date and time that your request will be considered by the ZBA. Please attend or have a representative attend if you cannot attend the scheduled meeting. All ZBA meetings are held at the Township Annex, 7527 Highland Road, White Lake, 48383, unless otherwise noted.

Notification is given by mail to all property owners of record within 300 feet of the subject property at least 15 days before the meeting.

Information relative to the powers and duties of the ZBA can be found in Article 7.36 of the White Lake Township Zoning Ordinance. To be granted a variance, an applicant must provide proof that a practical

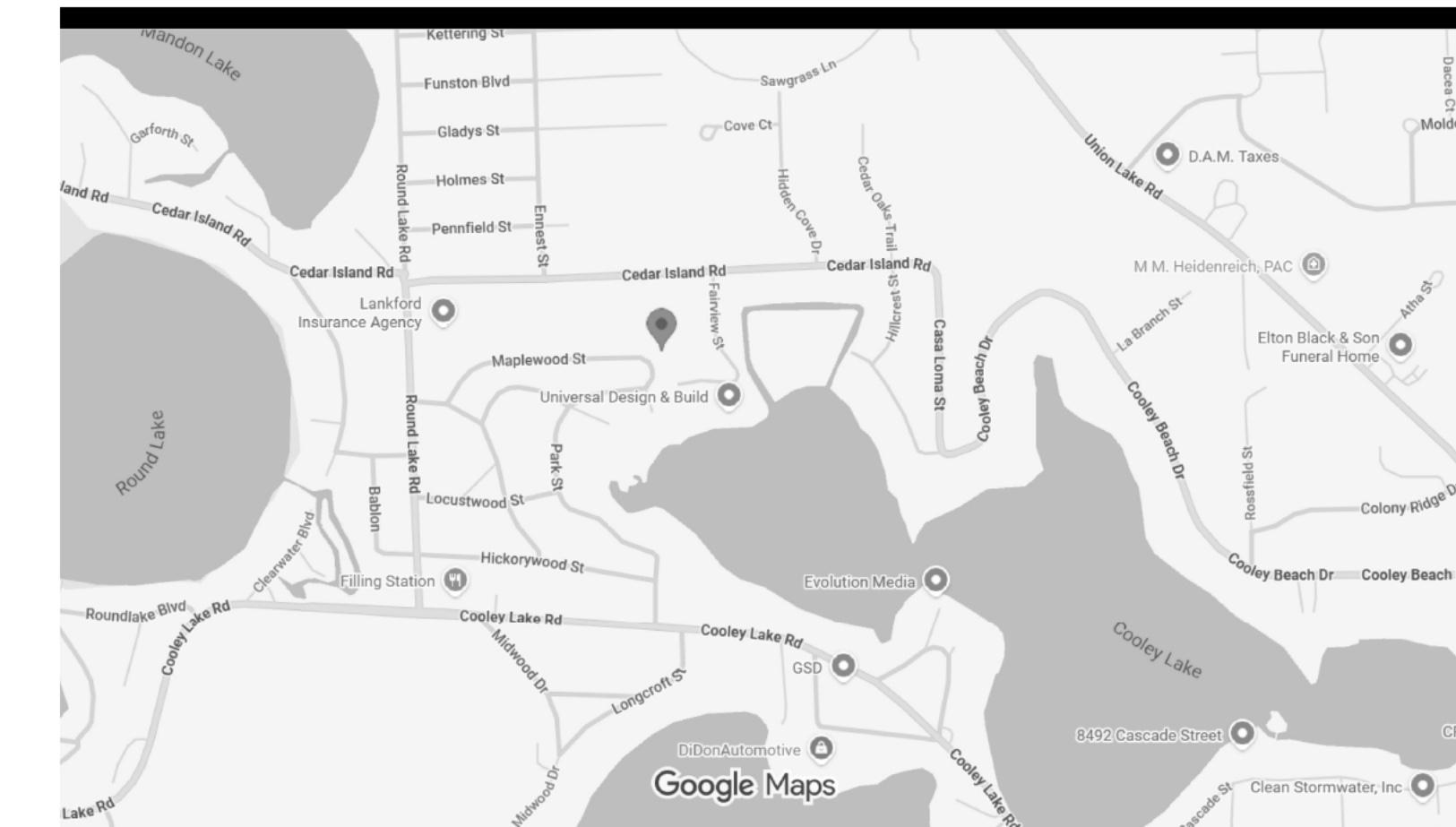
difficulty exists and the practical difficulty must relate to a unique circumstance of the property that prevents the applicant from reasonably using the property for a permitted use. Furthermore, no variance shall be granted unless all of the criteria found in Article 7.37 of the Zoning Ordinance have been met.

NOTE: ZONING BOARD OF APPEALS MEMBERS AND TOWNSHIP STAFF WILL LIKELY VISIT THE SITE BEFORE THE MEETING AS PART OF THEIR PREPARATION FOR EACH CASE.

ZBA application checklist:

- Completed, signed application
- Letter of authorization from the property owner
- One copy of the plan or drawing
- One copy of the certified survey
- Letter of denial from the Building Department
- Copy of building permit application
- Application fee

Any further questions or clarification regarding the ZBA instructions, application, or agenda placement can be directed to the Community Development Department at 248-698-3300 ext. 5.



MICHIGAN LAND SURVEYING
 CIVIL ENGINEERS & SURVEYORS
 920 PENNY LAKE ROAD
 WOLVERINE LAKE, MICHIGAN 48390
 (248) 231-6887
 ml065e@yahoo.com

PROPOSED ADDITION
 PLAN OF EXISTING CONDITIONS

9020 MAPLEWOOD
 WHITE LAKE TWP., MICHIGAN

ANDREW AND CONNIE HOPPE
 9020 MAPLEWOOD
 WHITE LAKE TWP., MICHIGAN

REVISIONS: ---
 DESIGN: ---
 DRAWN: mb
 CHECKED: mb

26-013.DWG
 FIELD CR: net

SCALE:
 1"=10'

DATE:
 04-19-2026

JOB NO.
 26-013

SHEET
 1

LEGAL DESCRIPTION

NEEDLES SIX LAKES SUB NUMBER ONE
 LOTS 28 TO 31 INCL BLK 8

ZONING

PER ONLINE ZONING MAP, SITE IS
 ZONED R1-D.

SETBACKS:

R1-D Single Family Residential District 3.1.6

E. DEVELOPMENT STANDARDS

Lot Size⁽¹⁾
 Minimum lot area: 12,000 square feet
 Minimum lot width: 80 feet

Maximum Lot Coverage⁽²⁾
 25% for lots served by a private septic system
 30% for lots served by public sanitary sewer

Setbacks⁽³⁾
 Minimum front yard setback: 30 feet
 Minimum rear yard setback: 30 feet
 Minimum side yard setback: 10 feet one side
 20 feet total of two sides

Building Height⁽⁴⁾
 Maximum building height: 25 feet or 2 stories, whichever is less

NOTES
 For additions to the above requirements, please refer to §3.11 Notes to District Standards: A, D, F, J, K, L, P, Q, R, S, T, V, W

(Amended by Ord. 58-24A, 6-18-2024)

SELECTED REFERENCES

3. Zoning Districts

- Fences §5.12
- Private Access Drive §5.16
- Pathway Standards §5.20
- Sidewalk Standards §5.21
- Pathway and Sidewalk Maintenance §5.22
- Special Land Uses §6.10 §6.11
- Site Plan Review §6.8
- Sewer/Water §6.9
- Community Impact §6.6

4. Use Standards

5. Site Standards

- Landscape and Screening §5.19
- Off-Street Parking §5.11
- Performance Standards §5.18
- Visibility §5.6
- Condominium §6.1
- Traffic Impact §6.3
- Access Management §6.4

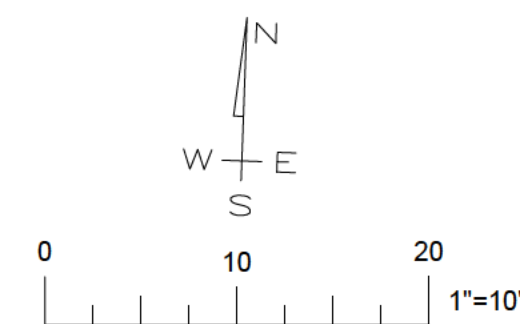
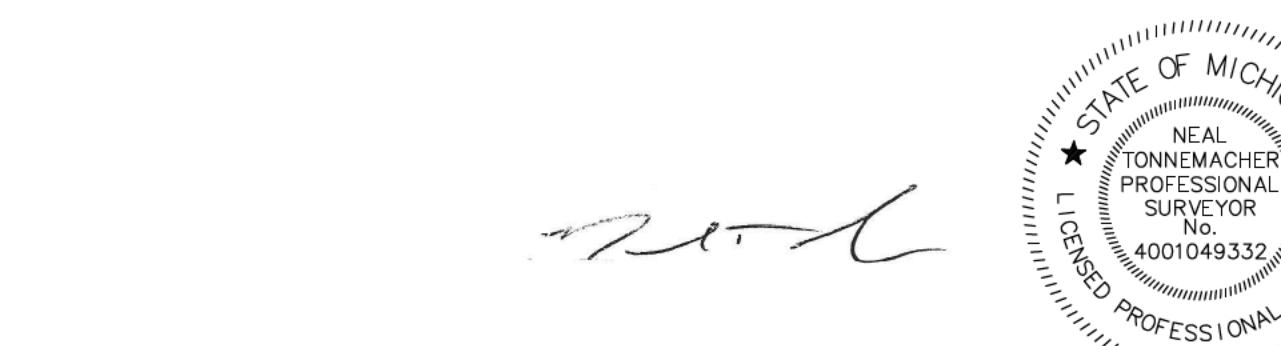
6. Development Procedures

- Subdivision Regulations
- Land Division Ordinance
- Engineering Design Stnds. Ordinance

7. Admin and Enforcement

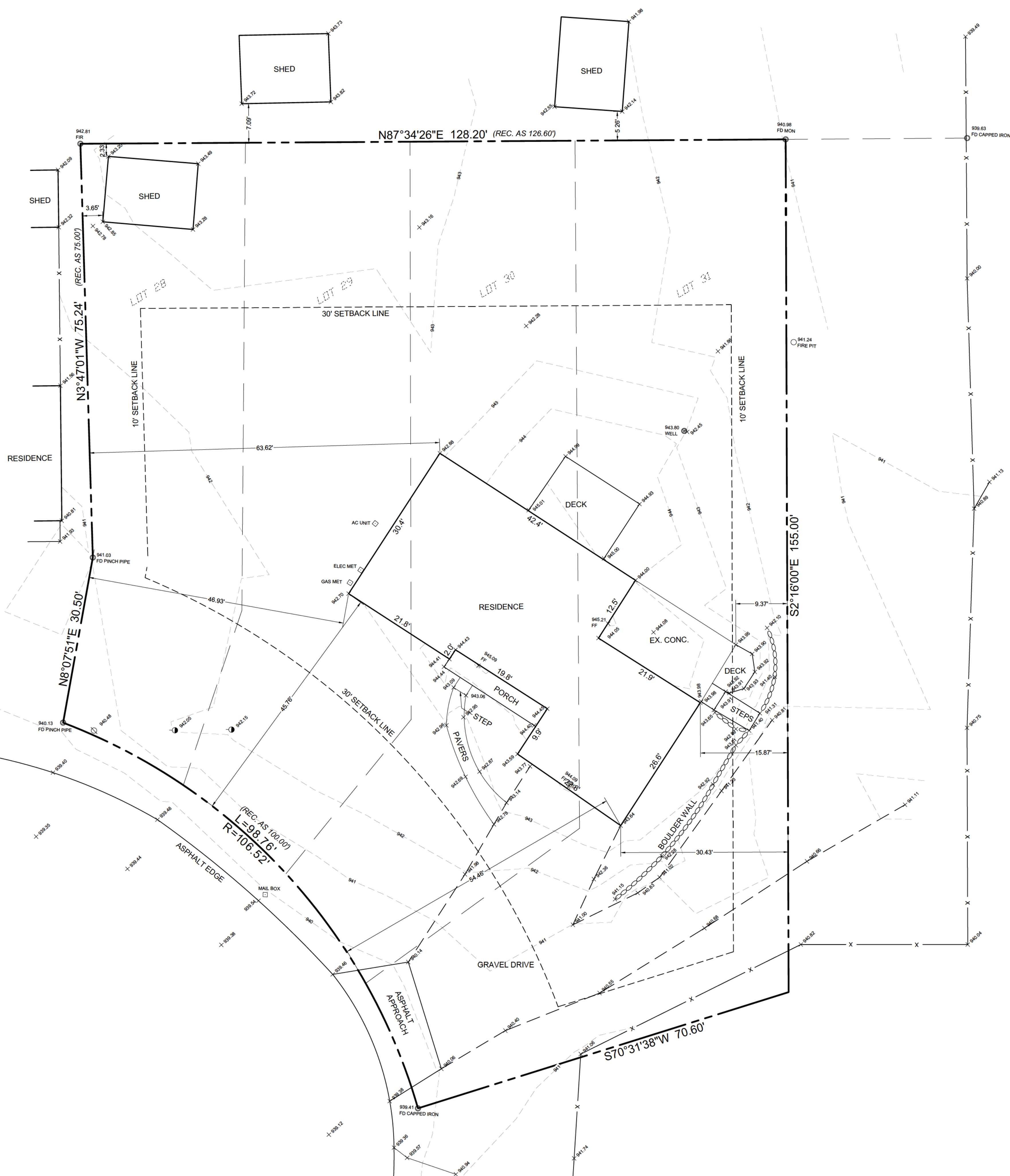
Other Ordinances

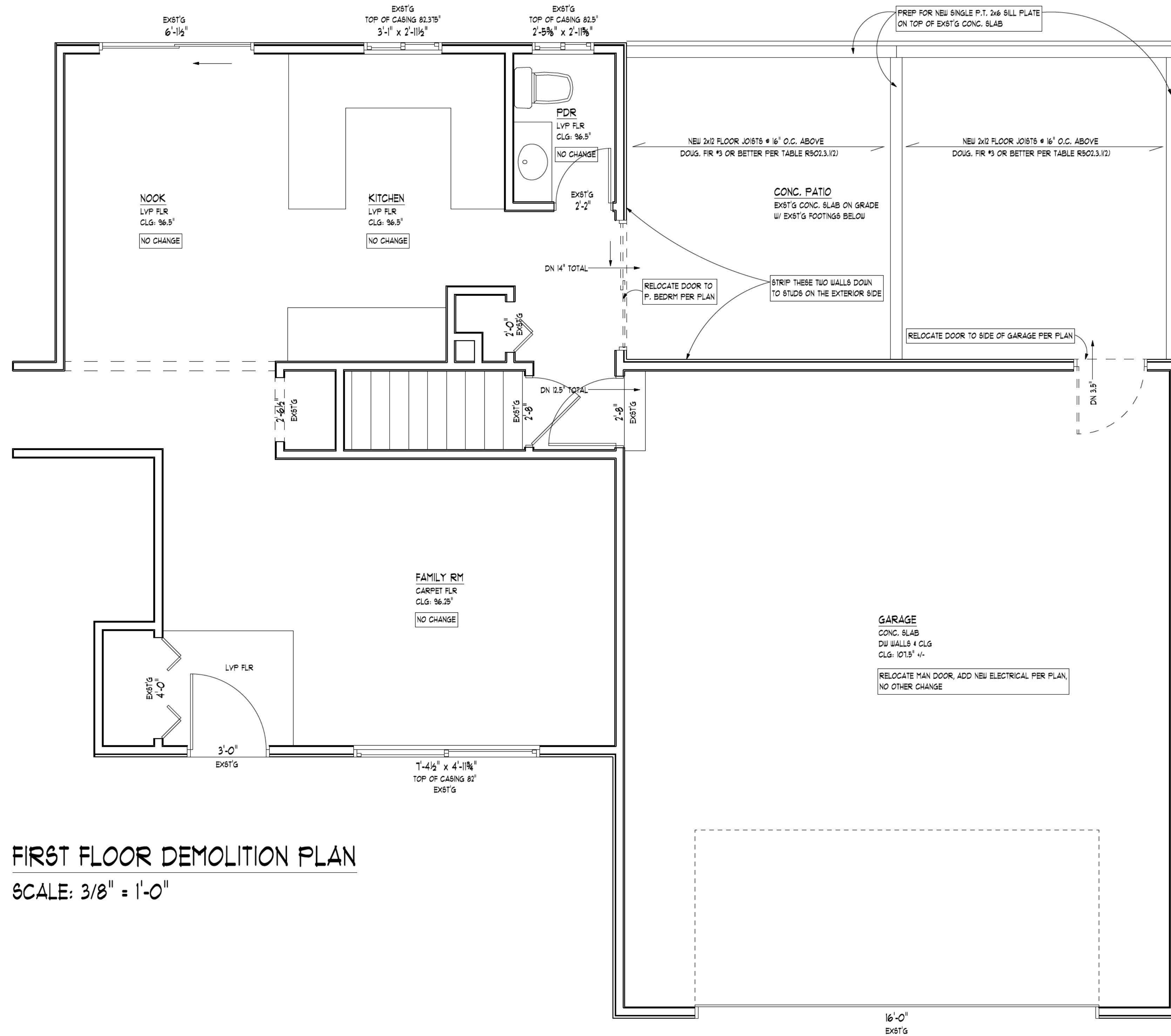
Updated Through 3/10/21
 White Lake Township Zoning Ordinance
 clearzoning® 3-15



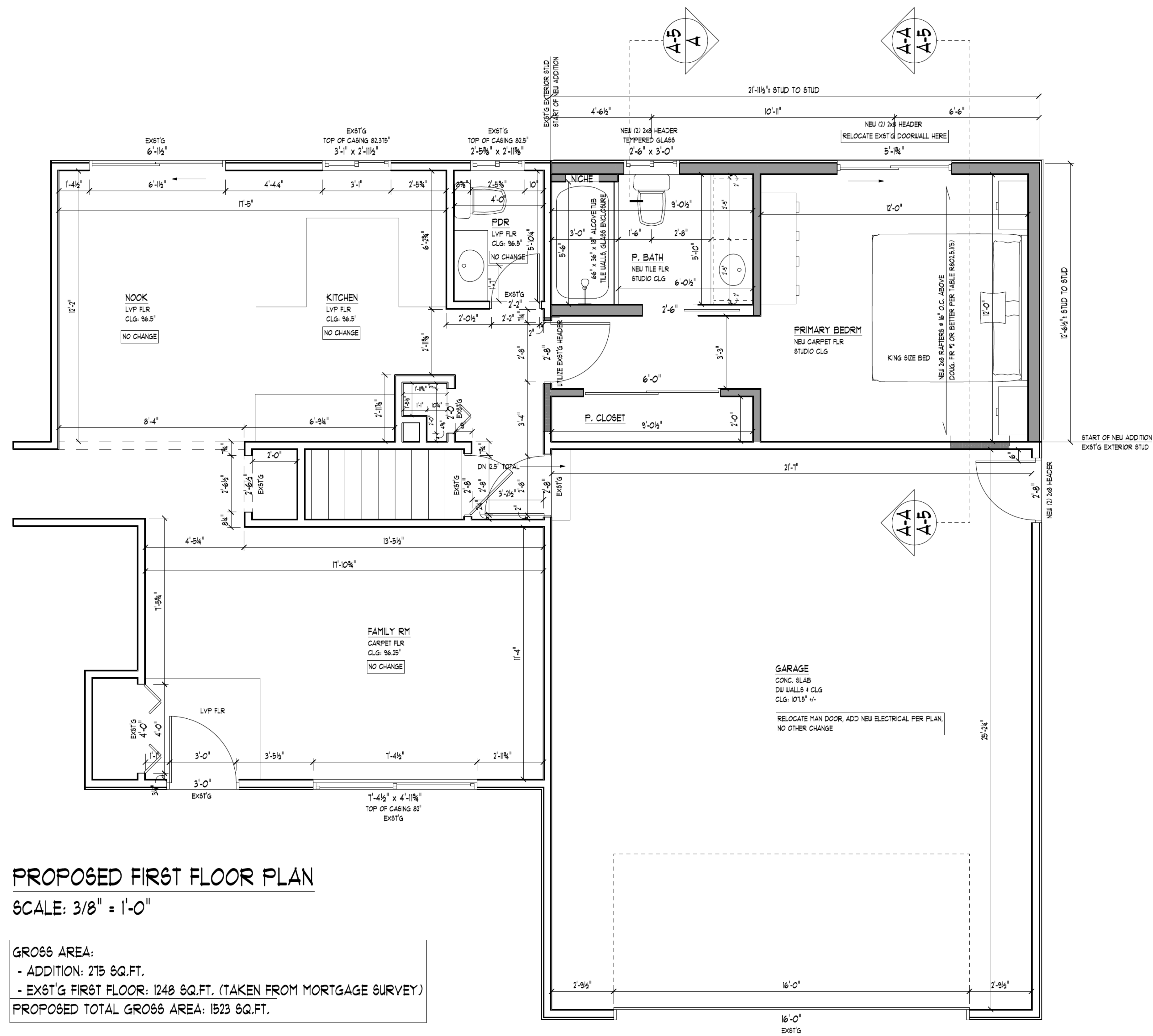
LEGEND

- EX. SPOT ELEVATION
- EX. STORM SEWER MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CATCH BASIN
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. ELEVATION CONTOUR
- EX. FENCE
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. GAS MAIN
- EX. UNDERGROUND ELECTRIC/PHONE/CATV
- PROP. STORM SEWER
- PROP. SANITARY SEWER SERVICE LEAD
- PROP. WATER SERVICE LEAD
- PROP. CATCH BASIN
- PROP. CONCRETE PAVEMENT
- PROP. ASPHALT PAVEMENT
- PROP. SPOT ELEVATION
- PROP. ELEVATION CONTOUR
- PROP. S LT FENCE
- TEMP. NLET PROTECTION FILTER



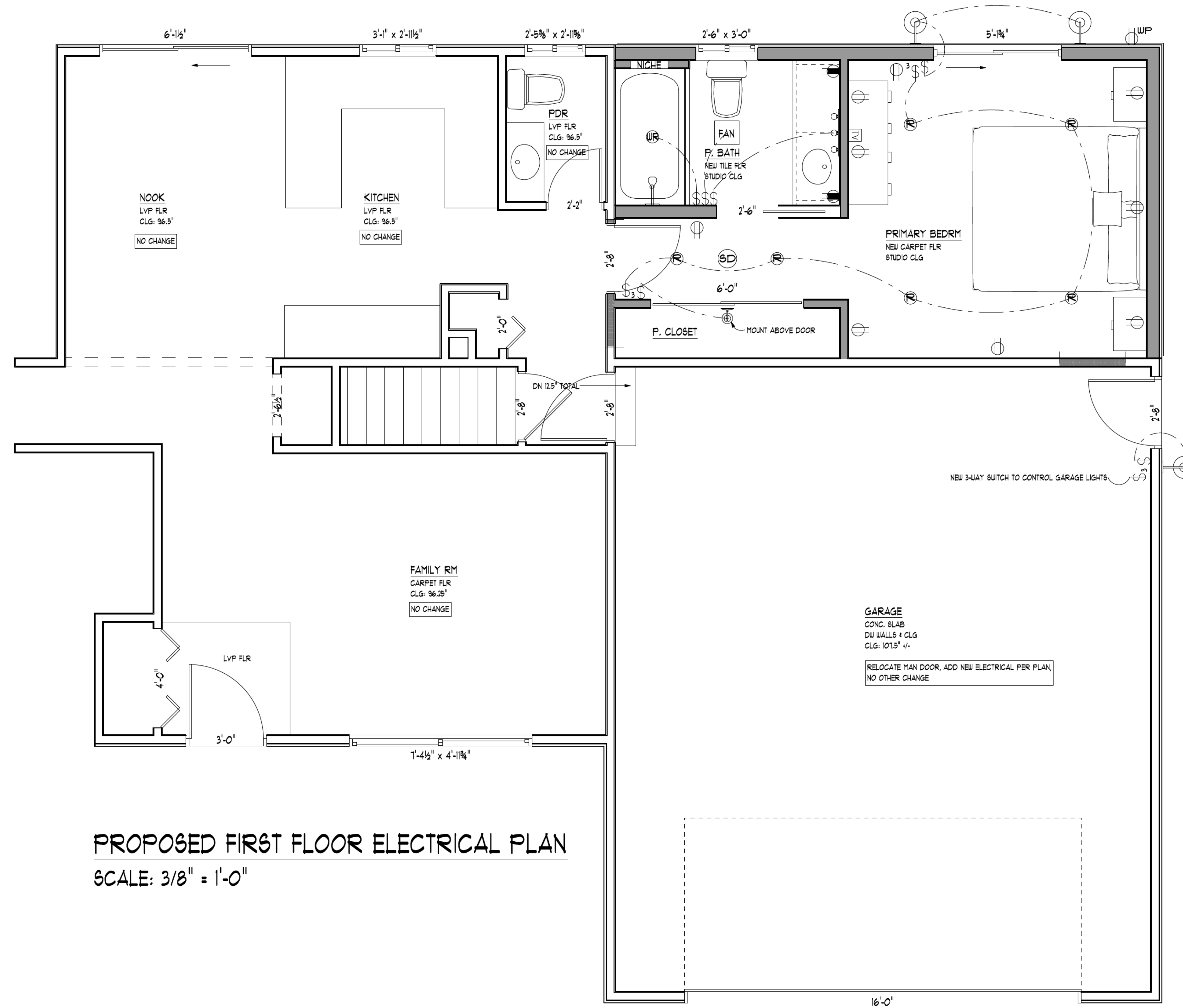


FIRST FLOOR DEMOLITION PLAN
 SCALE: 3/8" = 1'-0"



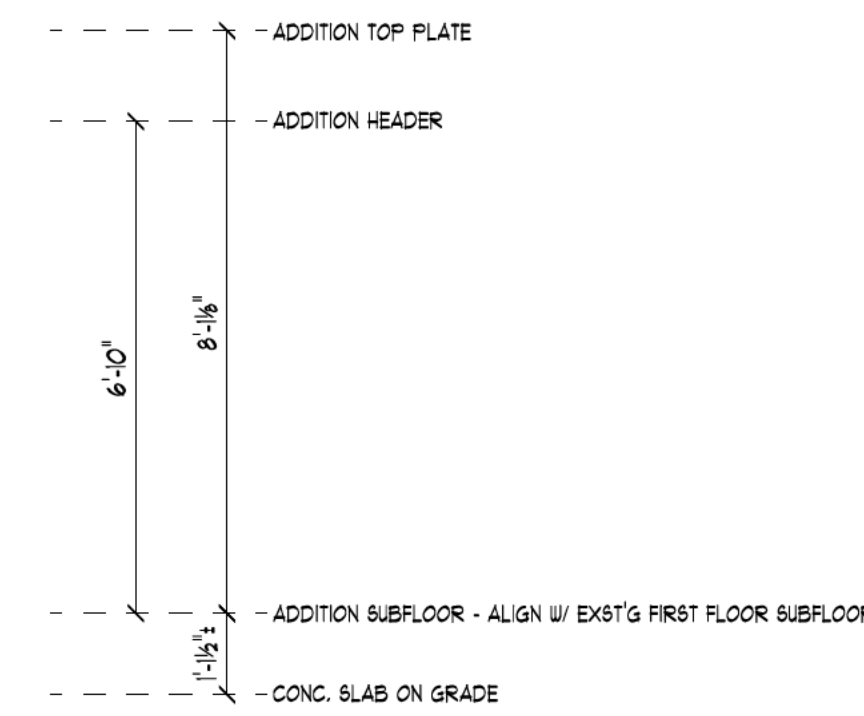
PROPOSED FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

GROSS AREA:
 - ADDITION: 275 SQ.FT.
 - EXST'G FIRST FLOOR: 1248 SQ.FT. (TAKEN FROM MORTGAGE SURVEY)
 PROPOSED TOTAL GROSS AREA: 1523 SQ.FT.



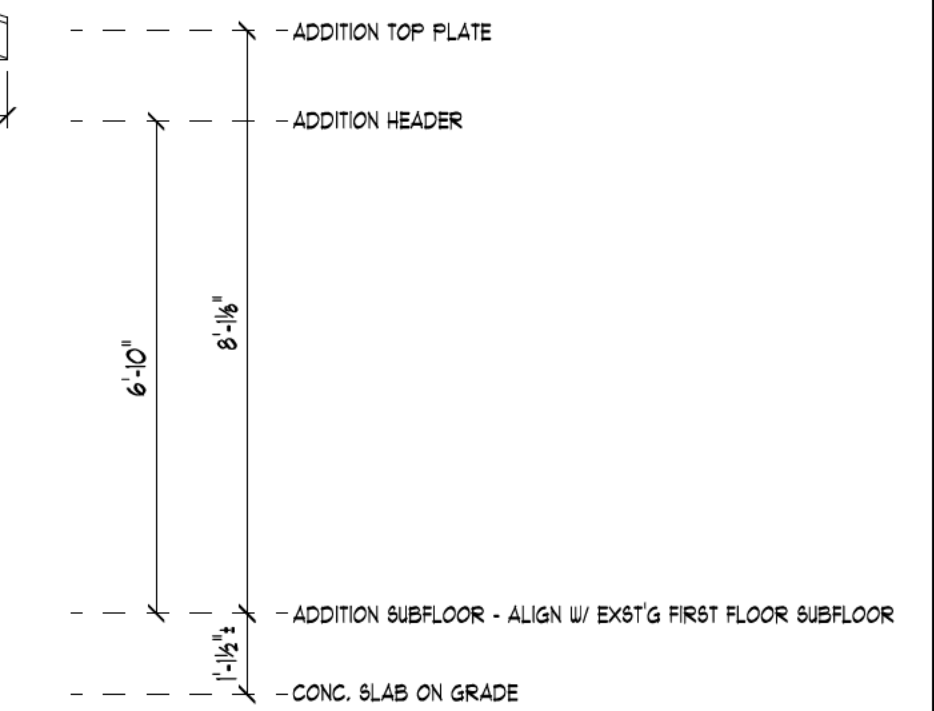
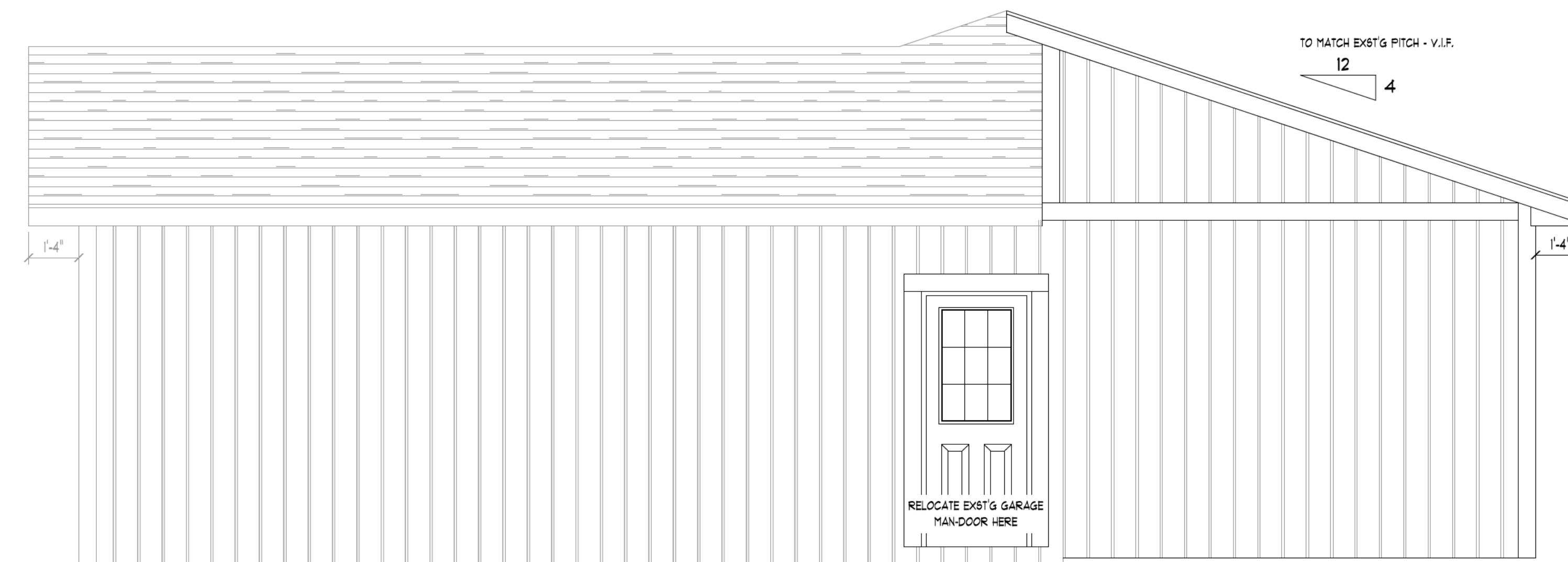
PROPOSED FIRST FLOOR ELECTRICAL PLAN
 SCALE: 3/8" = 1'-0"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
3-way switch	3	⌘
Exhaust fan	1	FAN
Smoke Detector	1	SD
duplex receptacle	9	⌚
exterior light	3	⊕
ground fault receptacle	2	⌚
recessed	6	⊕
recessed-water	1	W.P.
single pole switch	6	⌘
vanity bar light	1	⊕
vanity sconce	1	⊕
water proof duplex	1	W.P.
cable tv outlet	1	TV



PROPOSED FRONT ELEVATION

SCALE: 3/8" = 1'-0"

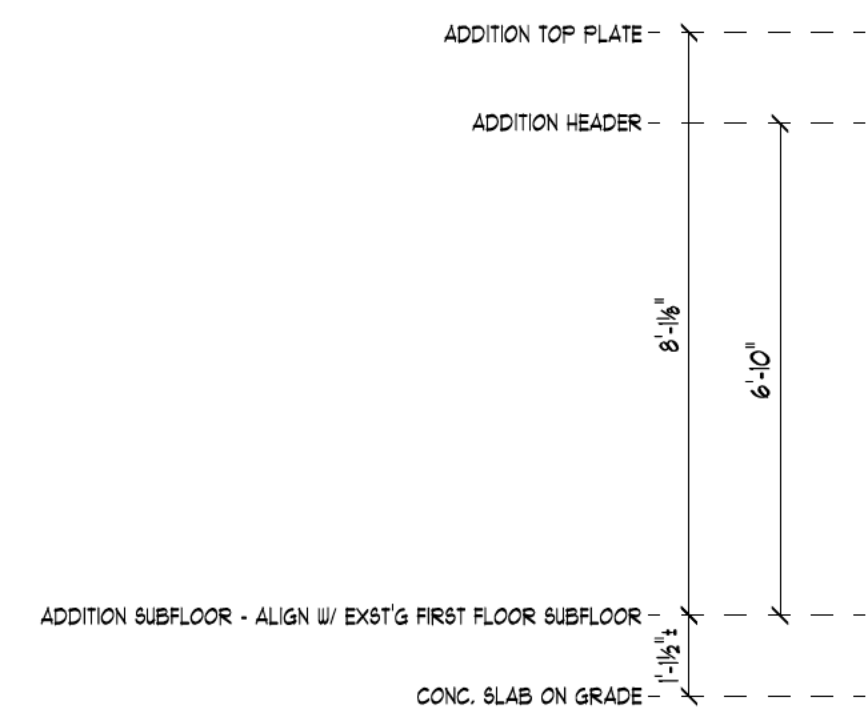
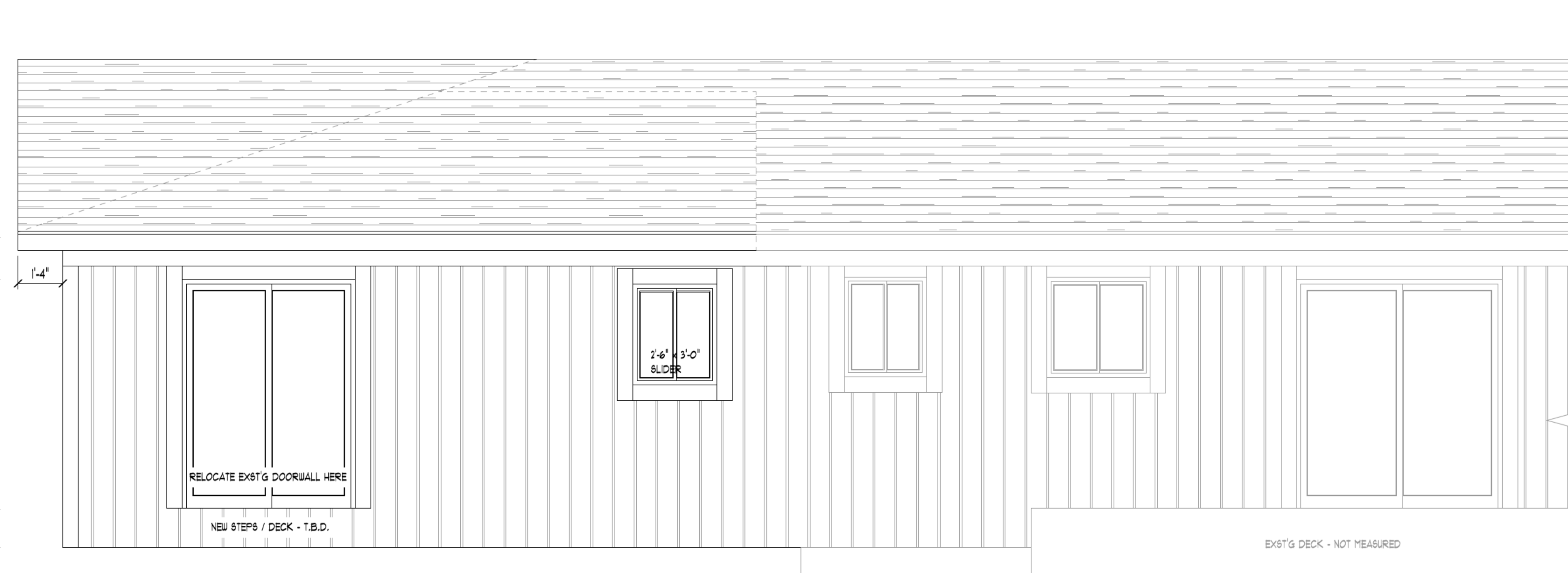


PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/8" = 1'-0"

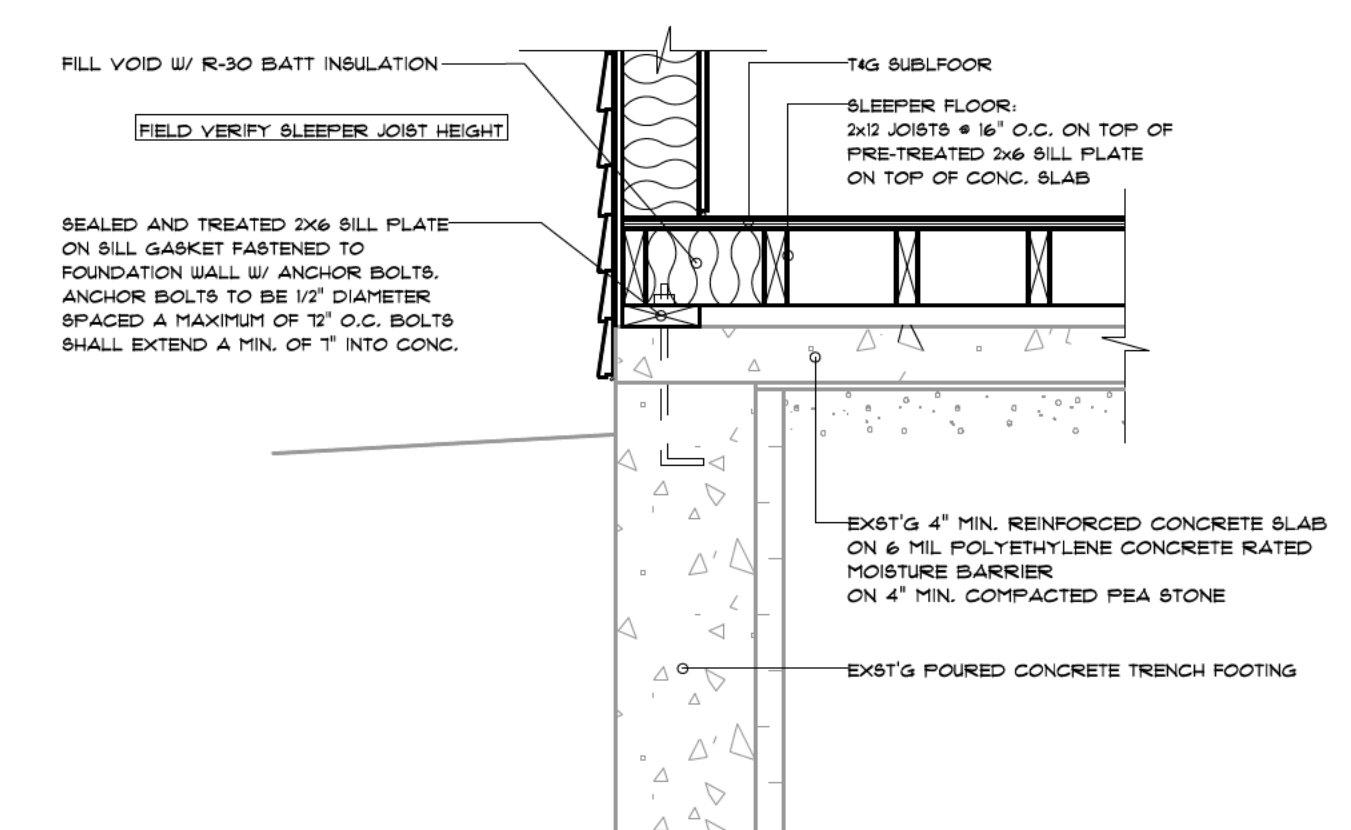
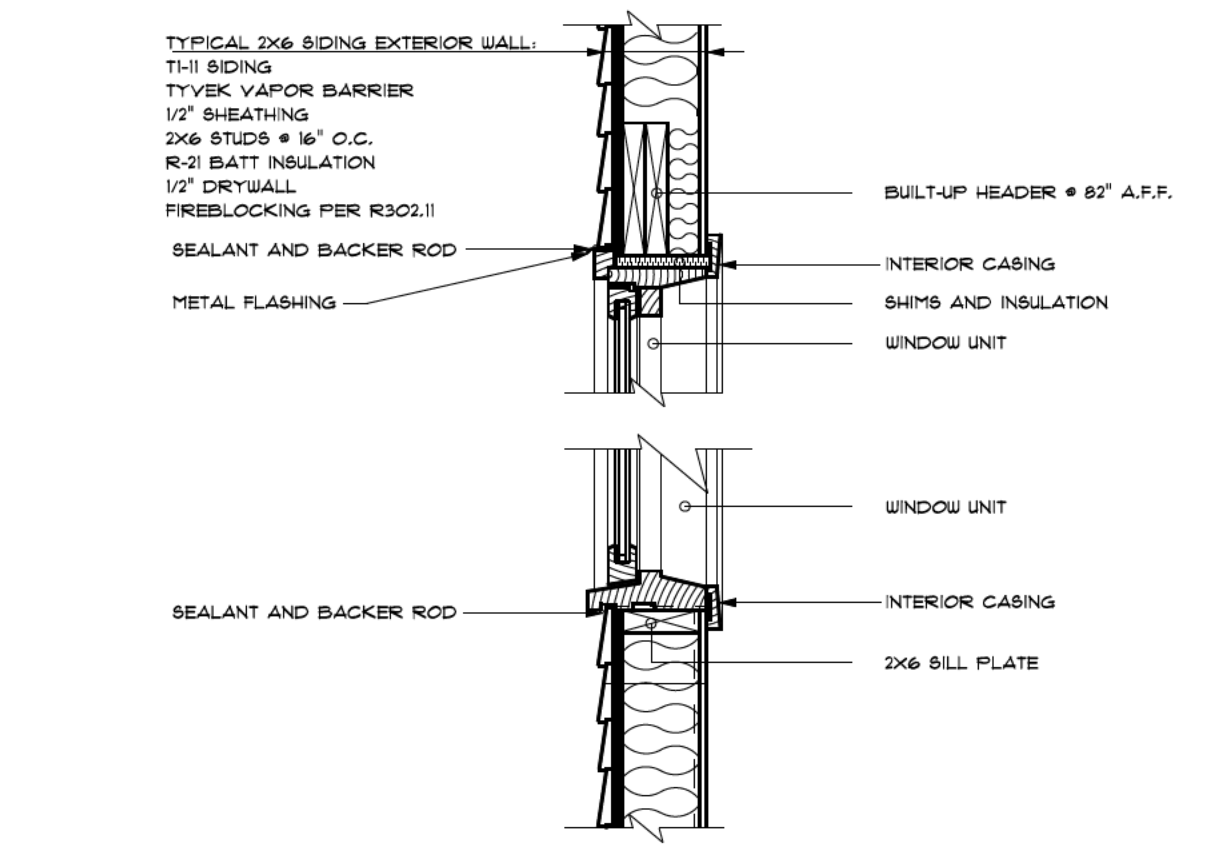
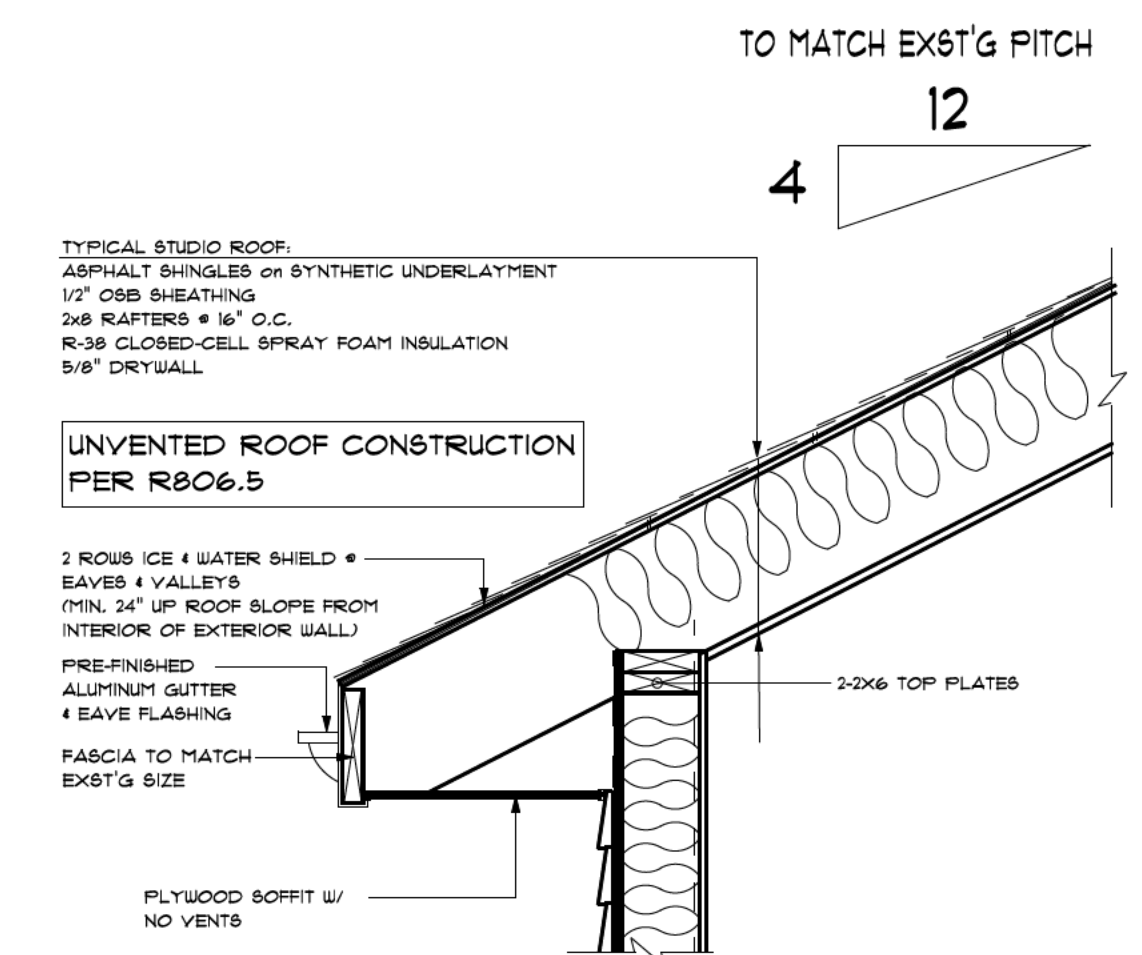
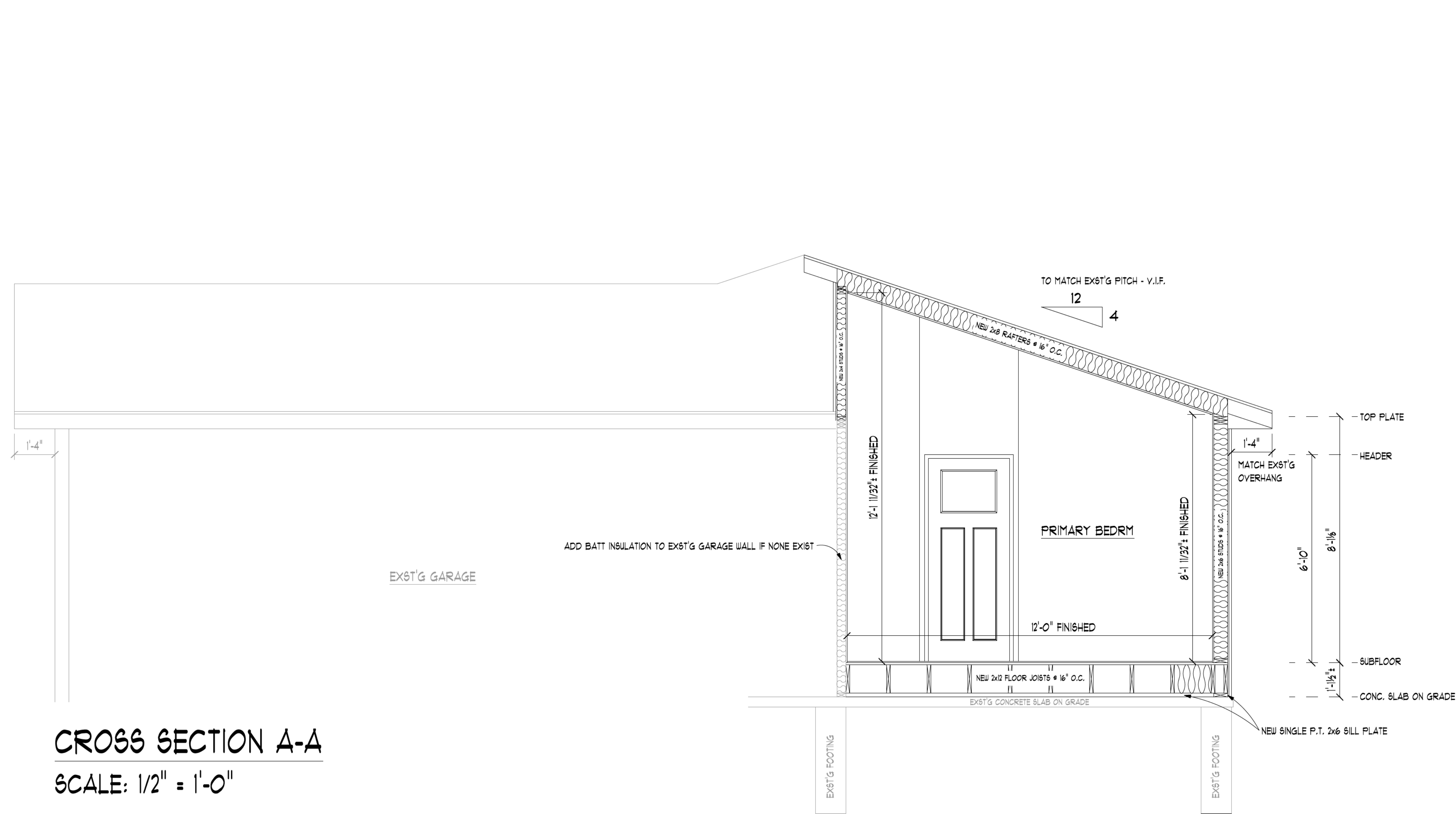
NEW T1-11 SIDING & ROUGH-SAWN 1x6 TRIM, PAINT TO MATCH EXST'G
NEW ASPHALT SHINGLES TO MATCH EXST'G

RELOCATE EXST'G GARAGE
MAN-DOOR HERE



PROPOSED REAR ELEVATION

SCALE: 3/8" = 1'-0"



CROSS SECTION A-A
SCALE: 1/2" = 1'-0"

WALL SECTION A
NOT TO SCALE