

TO: Zoning Board of Appeals
FROM: David J. Waligora, AICP, Senior Planner
DATE: May 20, 2026
RE: 625 Lake View Drive: Variance request for Front Yard Setback

Agenda item: 8C
Appeal Date: May 28, 2026
Applicant: Charles Deeren
625 Lake View Drive
Owner: Charles Deeren
625 Lake View Drive
Address: 625 Lake View Drive
Parcel #: 12-26-457-007
Location: East of Half Acre Dr and Union Lake Rd
Zoning: R1-D, Single Family Residential

Attachments

1. Application
2. Land Survey and Construction Documents





Property Description

The subject property is located at **625 Lake View Drive, White Lake Township, Michigan**, and is identified as **Parcel No. 12-26-457-007**. The property is zoned **R1-D, Single Family Residential**, and contains an existing single-family dwelling with an attached garage.

The parcel is situated within an older platted residential subdivision characterized by irregular lot configurations, multiple roadway frontages, and development patterns distinct from more conventional R1-D subdivisions within the Township. The subject property contains frontage along **Lake View Drive, Echo Street, and Overlook Lane**, resulting in application of front yard setbacks along multiple lot lines.

The subject property contains substantial mature vegetation and established landscaping, which provide screening from adjacent rights-of-way and contribute to the existing neighborhood character.

Applicant's Proposal

The applicant requests a variance from **Section 3.1.6** of the White Lake Township Zoning Ordinance to permit construction of a **25-foot by 25-foot detached garage** on the subject property located at **625 Lake View Drive (Parcel No. 12-26-457-007)**.

The proposed accessory structure would be located with an approximate setback of **14.5 feet** from the adjacent right-of-way where a **30-foot front yard setback** is required, resulting in a requested variance of approximately **15.5 feet**.

The applicant indicates the request is necessary due to the configuration of the property and limited available area for placement of an accessory structure while maintaining reasonable access and functionality.

The proposed garage would serve as a residential accessory structure associated with the existing single-family dwelling and would be located adjacent to **Overlook Lane**.

Site History

The subject property is legally described as **Lots 103 and 104 of Cedar Crest Subdivision No. 2**, originally **platted in 1923** as part of a lake community development along the eastern shore of **Cedar Island Lake**. Review of the original subdivision plat indicates a pattern of varying lot sizes, with comparatively larger lots located farther from the lake and smaller lots concentrated nearer the shoreline. This arrangement appears to have created a transition in residential lot intensity while maximizing the number of lake-oriented residential parcels.

The subject property consists of **two original platted lots**, which have since functioned as a single residential parcel. Despite the larger combined parcel area relative to some surrounding properties, the property remains affected by multiple roadway frontages and resulting application of front yard setbacks along its west, north, and east lot lines.

Historical aerial imagery indicates the surrounding subdivision has been utilized for residential purposes for several decades. Available imagery from approximately 1980 shows lower intensity residential development characterized by smaller homes, greater open space, and fewer detached accessory structures than exist today. Over time, the surrounding neighborhood has experienced continued residential reinvestment, including larger homes, detached accessory structures, expanded parking areas adjacent to the ROW, and additional residential improvements associated with long-term occupancy and evolving residential needs.

Existing development within the subdivision exhibits varied building orientation, multiple access relationships, and detached accessory structures associated with both principal and secondary roadway frontages. These patterns appear influenced by the original subdivision design and continue to shape the physical character of the surrounding neighborhood.



Available information further suggests **Overlook Lane**, while originally platted as a through street, subsequently functions as a dead-end, low-volume local access roadway, similar to a rear alley, serving a limited number of residential properties.

Zoning Analysis

The subject property is affected by Lake View Drive, Echo Street, and Overlook Lane, resulting in application of front yard setbacks along several lot lines. Although the property consists of two original platted lots, the cumulative effect of multiple roadway frontages reduces the available buildable area for accessory structures relative to more conventional interior residential lots.

Review of available aerial imagery, site conditions, and surrounding development patterns suggests the surrounding neighborhood exhibits a functional hierarchy of roadway use distinct from more conventional residential subdivisions. Existing conditions indicate Lake View Drive generally functions as the principal residential frontage within the area, while Overlook Lane appears to function primarily as a secondary access route serving rear detached structures and parking areas. Existing development patterns indicate detached accessory structures, garages, and vehicle access commonly occur adjacent to these secondary roadway frontages. The proposed detached garage therefore does not appear inconsistent with the established physical development pattern of the surrounding subdivision.

The subject property is located within an older lake-area subdivision characterized by multiple roadway frontages, varied building orientation, and established access patterns influenced by the original plat design. These existing site conditions contribute to the practical difficulty associated with application of current setback requirements.

The practical difficulty associated with the request appears attributable primarily to the physical characteristics of the property, including multiple roadway frontages, existing placement of the principal structure, and resulting reduction in available buildable area, rather than the personal circumstances of the applicant.

Additionally, substantial existing vegetation and mature landscaping on the subject property may reduce visibility of the proposed structure from adjacent rights-of-way and lessen impacts on neighborhood character. Based on available information, the requested relief does not appear likely to substantially impair visibility, roadway function, or the established physical character of the surrounding area. The Zoning Board of Appeals should further consider whether the requested variance represents the minimum relief necessary to reasonably accommodate the proposed accessory structure and whether the proposal remains consistent with the spirit and intent of the Zoning Ordinance, pursuant to the standards established under Section 7.37.

Conclusion

The requested variance appears primarily attributable to physical characteristics of the subject property, including frontage along multiple roadways, existing placement of the principal structure, and resulting reduction in available buildable area for accessory structures.

The surrounding neighborhood exhibits established development patterns characterized by varied building orientation, secondary access relationships, and detached accessory structures associated with multiple roadway frontages. Based on available information, the proposed detached garage does not appear inconsistent with the existing physical character of the surrounding area and may be further screened by existing mature vegetation.

The Zoning Board of Appeals must ultimately determine whether the applicant has demonstrated compliance with the standards of Section 7.37, including whether the requested variance represents the minimum relief necessary and whether approval would remain consistent with the spirit and intent of the Zoning Ordinance.

Zoning Board of Appeals Options:

Motion for Approval

I move to approve the variance request for **Parcel No. 12-26-457-007, 625 Lake View Drive**, to permit construction of a **25-foot by 25-foot detached garage** with an approximate setback of **14.5 feet from Overlook Lane**, where a **30-foot front yard setback** is required, representing variance relief of approximately **15.5 feet**.

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 due to multiple roadway frontages and resulting reduction in available buildable area, the practical difficulty results from unique circumstances applying to the property and surrounding subdivision pattern, 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, survey, and application materials submitted and reviewed by the Zoning Board of Appeals.
2. The approved detached garage shall comply with all applicable Township permitting requirements.
3. Any future expansion, relocation, or modification 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. 12-26-457-007, 625 Lake View Drive**, to permit construction of a **25-foot by 25-foot detached garage** with an approximate setback of **14.5 feet from Overlook Lane**, where a **30-foot front yard setback** is required, representing variance relief of approximately **15.5 feet**.

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: Charles L. Deeren

ADDRESS: 625 Lakeview Drive White LK 48386

INTEREST IN PROPERTY: PROPERTY OWNER BUILDER OTHER: _____

PROPERTY INFORMATION

ADDRESS: 625 Lakeview Drive ZONING: _____

VALUE OF IMPROVEMENT: \$ 20,000 SEV OF EXISTING STRUCTURE: \$ _____

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

OW corner lot need ^{approval} ~~approval~~
to build 25' x 25' garage for home
behind house after Deck. to
OVERLOOK street 25 wide/Houses.
in Area CLOSER to road then I
and built

APPLICATION FEE: \$440 \$550

APPLICANT'S SIGNATURE: Charles L. Deeren DATE: April 21 2026

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

April 23, 2026

Charles Deeren
625 Lake View Dr
White Lake, MI 48386

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 R1D zoning district.

Article 3.1.6 of the White Lake Township Clear Zoning Ordinance: Requires a minimum front yard setback of 30 ft.

This lot contains three front yards. All new structures are required to meet the front yard setback for each roadway. The proposed accessory structure would have a front yard setback from the south side road right of way of 14.5 ft., being deficient 15.5 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 May 28th Zoning Board of Appeals (ZBA) meeting, complete application must be submitted to the White Lake Township Planning Department no later than April 23rd at 4:30 PM. ***Be advised, the ZBA will require a certified boundary and location survey.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

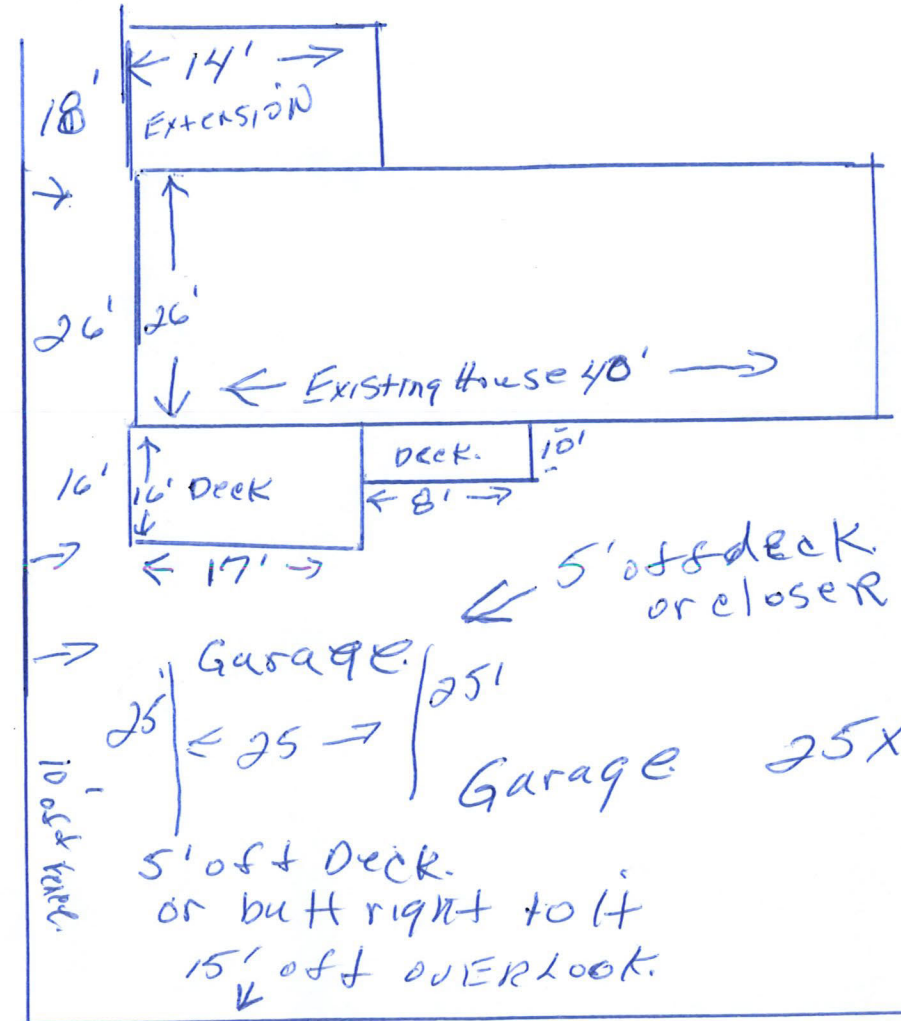
Nick Spencer, Building Official
White Lake Township

LakeVIEW DR

Entree du Bois 40'

Charles & DeERDEN
625 LakeVIEW DRIVE
White Lake Mich 48386

Total Length 44' side of house + Deck 16'



garage. 5' off deck or butt up to deck 10' off + fence

OVERLOOK. 25'

CERTIFICATE OF SURVEY

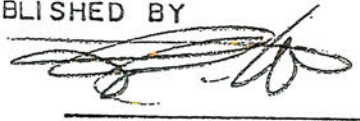
THOMAS M. SMITH
 1290 Linville
 Pontiac, MI. 48054

PHONE 674-4736

SURVEY FOR Joyce Deeren
 ADDRESS 625 Lakeview Drive
Union Lake, Mi. 48085

DATE 3-9-88
 JOB NO 88-39-1

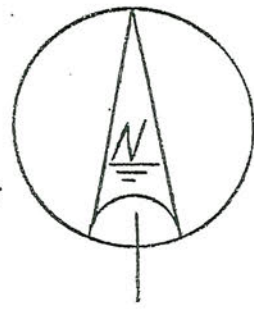
HEREBY CERTIFY THAT I SURVEYED AND MAPPED THE LAND DESCRIBED AND DELINEATED HEREON. I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF ACT 132 OF 1970. THE ERROR OF CLOSURE IS NO GREATER THAN 1 IN 5000 AND THE BEARINGS WERE ESTABLISHED BY



THOMAS M. SMITH
 L.L.S. No. 31606

- LEGEND
- ⊕ IRON FOUND
 - ⊖ IRON SET
 - ⊙ MONUMENT FOUND
 - ⊞ RECORDED
 - 1 MEASURED
 - ⌘ FENCE
 - Ⓢ P.K. Nail Set
 - .R. = Prorated Distance

Lots 103 & 104 of "Cedar Crest Subdivision No. 2" of Part of the S.E. 1/4 of Section 26, T3N, R8E, White Lake Township, Oakland County, Michigan as recorded in Liber 31, Pages 30 & 31 of Oakland County records.



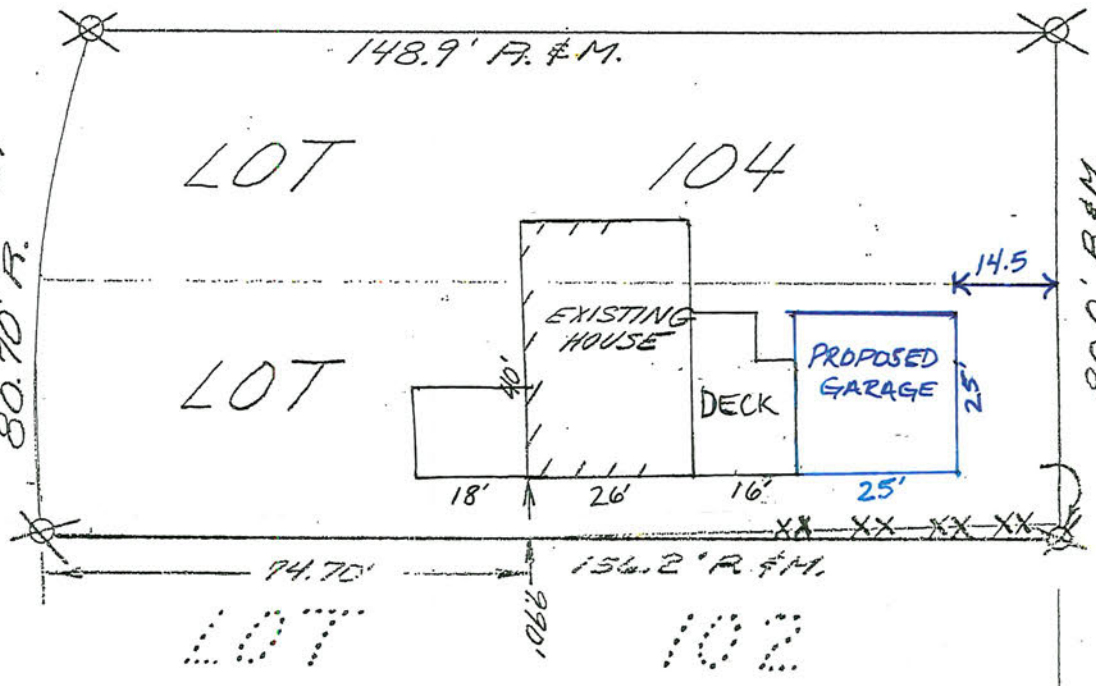
SCALE: 1" = 30'



LANE
25' WIDE

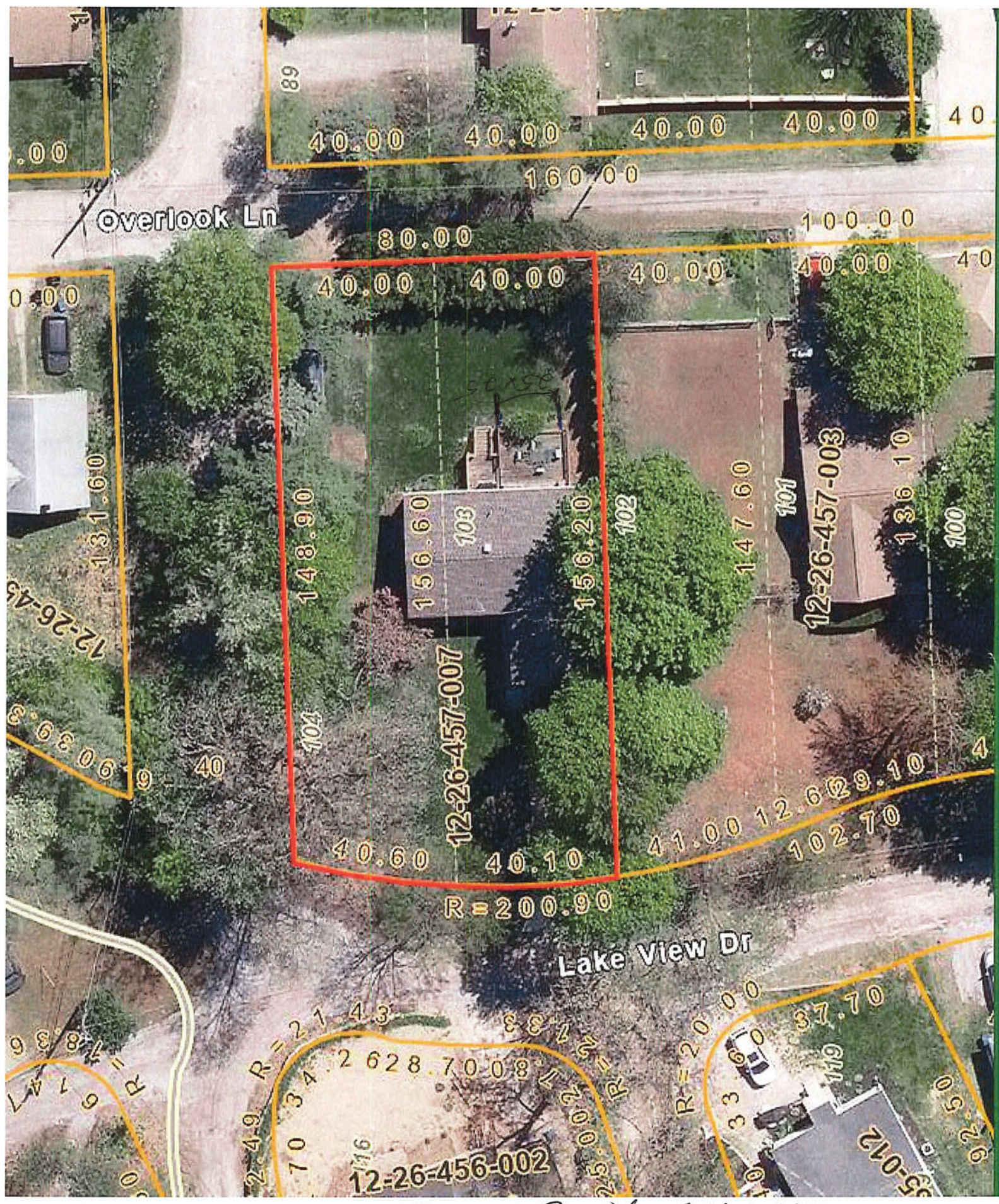
ENTREE du BOIS
40' WIDE

LAKE VIEW DR.
RADIUS-200.9'
80.70' R.



80.0' R. & M.

OVERLOOK
25' WIDE



Charles A. Deere