



WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS

Applicant/Owner: Gina Edwards

Address: 8971 Tackels Drive, White Lake, Michigan 48386

Parcel Number: 12-13-103-004

Location: Lot 5, Trails End Subdivision

Zoning: R1-D, Single Family Residential

Request Summary: Substandard Lot Review to permit a 14-foot-wide by 10-foot-deep extension of an in-progress rear addition, connecting the dwelling to the existing garage.

Meeting Date: September 17, 2026

Attachments: Annotated site plan dated March 2026 and annotated and submitted on August 1, 2026

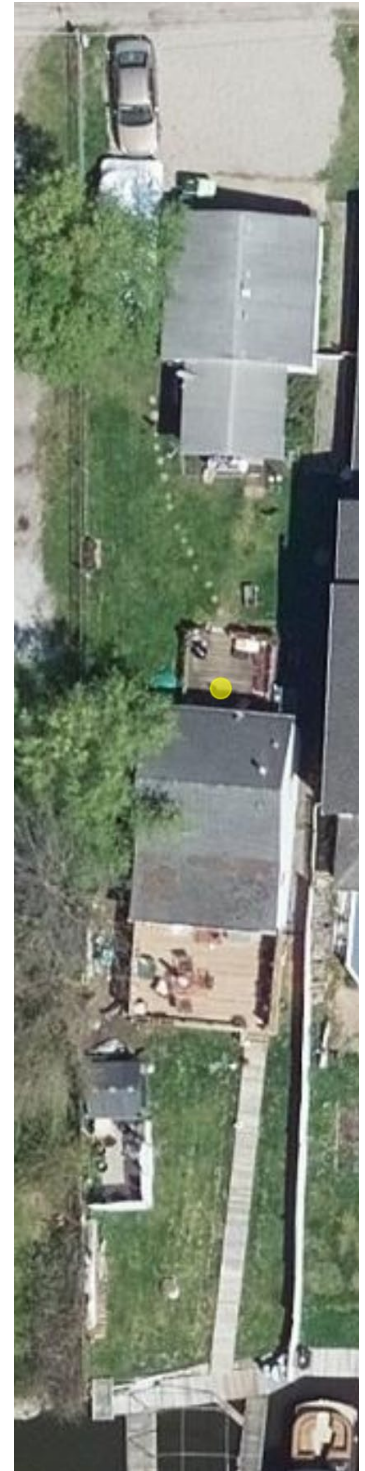
Project Description

The subject property is an approximately 0.154-acre lakefront parcel with 40 feet of road frontage and an average depth of approximately 192 feet. It is improved with a single-family dwelling and a detached garage. The lot does not satisfy the current minimum lot-area and lot-width requirements of the R1-D district and is therefore a substandard lot.

The applicant has an approved 14-foot-wide by 20-foot-deep rear addition under construction. The present request would extend the addition an additional 10 feet toward the garage, creating approximately 140 square feet of additional floor area and connecting the dwelling to the garage. As shown on the submitted plan, the extension would continue the 14-foot width of the addition and maintain side-yard setbacks of approximately 11 feet and 5 feet.

Connecting the dwelling to the garage would make the garage part of the principal building. Because the garage does not meet the required 30-foot front-yard setback, Zoning Board of Appeals approval is required under Section 7.27(B).

Site History



The property is legally described as Lot 5 of Trails End Subdivision. The recorded 1944 subdivision depicts Lot 5 with its original 40-foot width, demonstrating that the substandard width is part of the historic subdivision pattern and not the result of a later land division. The assessing record reports a 1942 construction date for the dwelling; however, the home does not show up on county aerials until 1969, and it is not visible in the 1949 aerial, because there are no aerials available between that time the exact year is unknown. The detached garage was constructed sometime near 1989 and added to around 2001 creating the smaller southern offshoot.

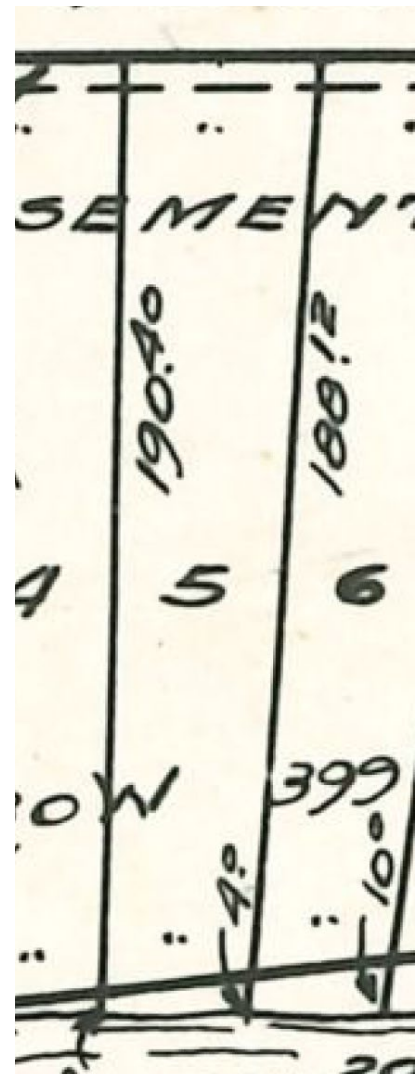
Substandard Lot Review Standards

1. **The lot was legally established pursuant to all applicable provisions of Michigan law or White Lake Township ordinance.**

Staff Comment:

The recorded 1944 Trails End Subdivision plat identifies the subject property as Lot 5 and depicts the lot with 40 feet of frontage. The current legal description corresponds to that platted lot, and the assessing record identifies no later split or combination. The lot's substandard width and area are therefore attributable to the original subdivision configuration rather than an improper land division.

Staff Finding: This standard is met.



2. **The construction that will result from the issuance of said permits will be in keeping with the general character of the neighborhood in which the construction will take place.**

Staff Comment:

The request is a modest residential addition that would connect two existing structures on a developed single-family lot. The addition follows the narrow, lengthwise building orientation commonly found on the surrounding lakefront lots and does not introduce a new use or building form inconsistent with the neighborhood. Historic and current aerial imagery show a pattern of closely spaced homes with rearward additions and garages. Further because the existing garage is already in place, the addition will have little effect on the neighborhood.

Staff Finding: This standard is met.

3. **The proposed use will not have a significant effect on adjoining and nearby property owners.**

Staff Comment:

The property would remain in single-family residential use, and the 14-foot by 10-foot extension would occupy the existing space between the dwelling addition and garage. The submitted plan shows approximately 11 feet of separation from the west side lot line and 5 feet from the east side lot line along the extension, however that is existing area. The proposal would not relocate the driveway or create additional traffic, parking demand, or residential density. Compliance with applicable building and drainage requirements will remain necessary during permit review.

Staff Finding: This standard is met.



4. The design of the proposed structure is appropriate for the area, width, and shape of the lot, and is designed in such a fashion as to provide adequate access for fire and other emergency vehicles.

Staff Comment:

The lot is only 40 feet wide, making a narrow addition aligned with the existing dwelling the most responsive design. The proposed extension continues the 14-foot width of the approved addition and uses the interior portion of the lot between the dwelling and garage. As submitted, it preserves approximately 11 feet on the west side and the required minimum 5 feet on the east side. The existing driveway from Tackels Drive will continue to provide vehicular and emergency access to the property.

Staff Finding: This standard is met.



5. **The proposed design is consistent with the extent to which other developed lots in the subdivision have maintained the setbacks and other required provisions of this Ordinance.**

Staff Comment:

The 1944 plat created a series of narrow lots in this portion of Trails End Subdivision, including multiple lots with - to 40-foot frontage. Historic and current aerial imagery show that these lots have developed with homes, additions, garages, and driveways arranged to fit the narrow lot pattern. The proposed extension remains within the established building corridor and maintains the minimum five-foot side yard required for a substandard-lot approval.

Staff Finding: This standard is met.



6. **The nonconforming lot shall meet all other requirements of this Ordinance, which requirements for the purpose of this Section shall be deemed to include reasonable provisions for automobile parking.**

Staff Comment:

The submitted materials show continued off-street parking accommodation as well as the existing garage can accommodate automobile parking.

Staff Finding: This standard is met.

7. In no event shall the side yards be less than five (5) feet to permit fire equipment and other emergency vehicles reasonable access and further to prevent the spreading of fire; the Board of Appeals shall not have the right to vary this provision.

Staff Comment:

The submitted plan depicts the proposed extension approximately 11 feet from the west side lot line and the existing 5 feet from the east side lot line. The proposed construction therefore maintains the absolute five-foot minimum side yard required by Section 7.27(B)(vii), and the new connecting structure will be 10 ft.

Staff Finding: This standard is met, subject to verification and maintenance of the minimum five-foot side-yard setback.



Motion of Approval

I move to approve the Substandard Lot Review for 8971 Tackels Drive, Parcel 12-13-103-004, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit a 14-foot-wide by 10-foot-deep extension of the in-progress rear addition connecting the dwelling to the existing garage because all 7 standards were found to be met.

Approval is given on the following conditions:

1. Construction shall be substantially consistent with the submitted site plan dated March 2026 and annotated August 1, 2026, limited to the requested 14-foot-wide by 10-foot-deep extension connecting the in-progress addition to the garage.
2. The proposed construction shall maintain a minimum five-foot setback from each side lot line. The Building Division may require a survey or foundation-location verification before or during construction.
3. Roof overhangs, gutters, mechanical equipment, and other projections shall comply with all applicable setback and building requirements.
4. The applicant shall obtain all required Township permits. This approval applies only to the requested extension and does not constitute approval of any other unpermitted improvement or existing nonconformity.

Motion of Denial

I move to deny the Substandard Lot Review for 8971 Tackels Drive, Parcel 12-13-103-004, pursuant to Section 7.27(B) of the White Lake Township Zoning Ordinance, to permit a 14-foot-wide by 10-foot-deep extension of the in-progress rear addition connecting the dwelling to the existing garage.

Denial is based upon the Zoning Board of Appeals' finding that the request does not satisfy one or more of the standards of Section 7.27(B), specifically:

[identify applicable standard(s) and state the Board's findings on the record].

The Board finds that the deficiencies identified above are sufficient to prevent approval of the Substandard Lot Review as submitted.

SITE PLAN

Address:
8971 TACKLES DR WHITE
LAKE, MI 48386

Assessor's Parcel Number:
Y-12-13-103-004

Parcel Area:
0.15 Acres

Land Use:
Residential
Single Family Residence

Zoning: R1D

Legal Description:
T3N, R8E, SEC 13 TRAILS END SUB
LOT 5

Subdivision: TRAILS END SUB

Owner: EDWARDS, GINA

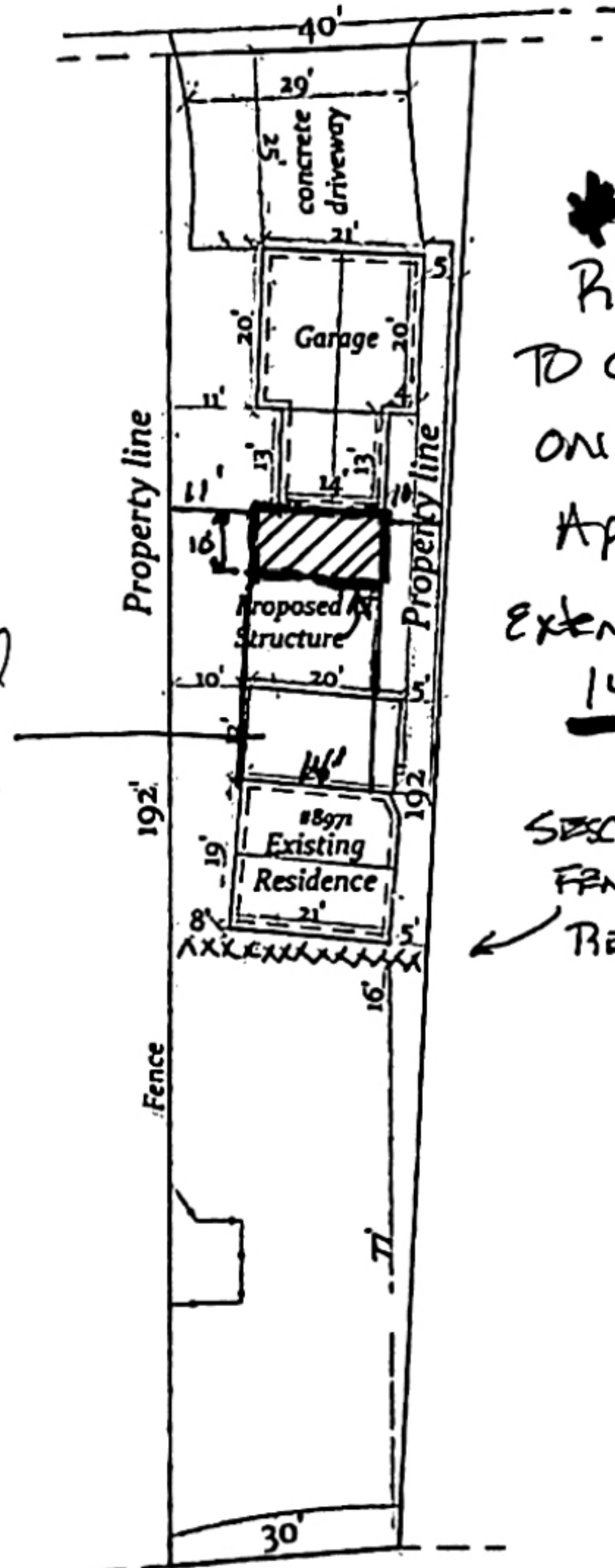
Paper size & scale:
11" x 17"; 1" = 20'

Date: March, 2026



Scale:
1" = 20'
Paper size:
11" x 17"

8971 TACKLES DR



CURRENTLY Constructed
14' W x 20' Addition

Request VARIANCE
TO connect TO GARAGE
ON "IN Progress"
Approval Addition
Extension size is
14' W x 10'

SFSC SOIL EROSION
FENCE
← REAR OF HOUSE

8/1/26

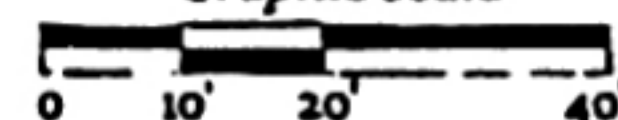
Legend

- Property line
- Topography line
- Well line
- Roof line
- Retaining wall
- Fence
- Proposed addition
- KAAA SFSC

Disclaimer

This is not a legal survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only ground-based location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Graphic scale



WHITE LAKE TOWNSHIP



ZONING BOARD OF APPEALS APPLICATION

APPLICANT INFORMATION

NAME: Gina Edwards PHONE: 248-622-3005
ADDRESS: 8971 Tackles dr White Hk M. 48386
EMAIL: CEdwards67@yahoo.com
INTEREST IN PROPERTY: ☒ PROPERTY OWNER ☐ BUILDER ☐ OTHER: _____

PROPERTY INFORMATION

ADDRESS: 8971 Tackles dr ZONING: Residential
VALUE OF IMPROVEMENT: \$ 30,000⁰⁰ SEV OF EXISTING STRUCTURE: \$ 46,890

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

Home Improvement

APPLICATION FEE: ☒ \$440 ☐ \$550

APPLICANT'S SIGNATURE: [Signature] DATE: _____