

**WHITE LAKE TOWNSHIP
ZONING BOARD OF APPEALS**

**REPORT OF THE
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: White Lake Township Zoning Board of Appeals

FROM: Jason Iacoangeli AICP, Senior Planner

DATE: October 16, 2019

Agenda item: 6b

Appeal Date: October 24th, 2019

Applicant: Vincelli Construction c/o Tom and Wendy Switalkski

Address: 9634 Buckingham

Zoning: R1-D Single Family Residential

Location: 9020 Buckingham
White Lake, MI 48386

Property Description: The property at 9020 Buckingham is a single-family home zoned R1-D Single Family Residential. The property is located in English Villas Sub. on Pontiac Lake. The home currently uses a private well for water, and the public sanitary sewer for sanitation.

Applicant's Proposal: The applicant is proposing to construct a new 15' x 16' three (3) season sunroom on the side of the existing home.

Staff Planner's Report: The applicant is proposing to construct a 240 square foot 3 seasons room addition to the existing home this new addition will require a rear-yard setback variance in the amount of eight (8') feet being twenty-two (22') feet from the high-water mark or seawall. Also, a natural features setback variance in the amount of three (3') feet. The addition will be setback twenty-two (22') feet from the high-water mark or seawall. The Ordinance requires that all structures be located twenty-five (25') feet from all waterbodies. The new sunroom will also place the home over the allowable lot coverage. The lot is slightly deficient in size for the district being 10,624 square feet of the require 12,000 for the R1-D District. The lot is conforming in regard to lot width being 124.85 feet of the required eighty (80') feet for the District.

Proposed Variances

Variance #	Ordinance Section	Subject	Permitted	Requested Variance	End Results
1	Article 3.1.6	Rear Yard Setback	30'	8'	22'

Variance #	Ordinance Section	Subject	Permitted	Requested Variance	End Results
2	Article 3.11.Q	Natural Features Setbacks	25'	3'	22'

Variance #	Ordinance Section	Subject	Required	Requested Variance	End Results
3	Article 3.1.6	Minimum Lot Size	12,000 sq. ft.	1,376 sq.ft.	10,624 sq.ft.

Recommended Motions:

Table: “I move to table variance request of Vincelli Construction for 9020 Buckingham identified as 12-14-280-019 to consider comments noted during this public hearing”.

Approval: “I move to approve the variance requested by Vincelli Construction for the property at 9020 Buckingham identified as 12-14-280-019 in order to construct a sunroom addition. The variances requested are as follows (see table). This approval will have the following conditions:

- Applicant will pull all necessary permits with the White Lake Township Building Department.

Denial: “I move to deny the variance requests of Vincelli Construction for the sunroom addition, at 9020 Buckingham the parcel 12-14-280-019, due to the following reason (s):

7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficulty results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicant's problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
 - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
 - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

1211451035
CALLAHAN PROPERTIES LLC
4001 MAPLELEAF RD
WATERFORD MI 48328 4060

1214202021
ROBERT SATTLER
ELIZABETH WELLS
9654 BUCKINGHAM RD
WHITE LAKE MI 48386 1527

1214201014
MICHELLE D SQUIRES
CINDY K OSBURN
9578 BUCKINGHAM RD
WHITE LAKE MI 48386 1526

1214201009
NICHOLAS OOSTING
MOLLY OOSTING
9568 BUCKINGHAM RD
WHITE LAKE MI 48386 1526

1214201015
LILLIAN RICHARDS
SHAWN SCARPELLI
9604 BUCKINGHAM RD
WHITE LAKE MI 48386 1527

1214201016
LORANGER TRUST WILLIAM W.
LORANGER TRUST DOROTHY M.
9614 BUCKINGHAM RD
WHITE LAKE MI 48386 1527



1214176008
MICHIGAN DEPARTMENT OF NATURAL RES
PO BOX 30028
LANSING MI 48909 7528

1214202024
MICHAEL OLESON
BETH OLESON
9625 BUCKINGHAM RD
WHITE LAKE MI 48386 1525

1214202026
JAMES MCINTYRE
CAROL MCINTYRE
9585 BUCKINGHAM RD
WHITE LAKE MI 48386

1214206032
CHARLES G HEIL
9777 BONNIE BRIAR DR
WHITE LAKE MI 48386 1511

1214201002
ANTHONY MILLER
9634 BUCKINGHAM RD
WHITE LAKE MI 48386 1527

1214201001
RICHARD GUTIERREZ
PAMELA GUTIERREZ
9644 BUCKINGHAM RD
WHITE LAKE MI 48386 1527

1214202025
MILAN A O'HALA
9615 BUCKINGHAM RD
WHITE LAKE MI 48386

1214206001
MARK DEGROFF
9776 BONNIE BRIAR DR
WHITE LAKE MI 48386 1509

1214202005
WILLIAM J SCOTT
SARAH SCOTT
9627 BUCKINGHAM RD
WHITE LAKE MI 48386 1525



White Lake Township

7525 Highland Rd.
White Lake, MI 48383

Receipt

Date	Receipt No.
09/23/2019	134198

Received of:
VINCELLI CONSTRUCTION & RESTORATION

Description: ZBA FEES
12-14-280-019
9634 BUCKINGHAM

Item	Description	Amount
FEEZBA	ZBA/ ZONING BOARD OF APPEALS	385.00
	101-000-608.000 ZBA/ ZONING BOA 385.00	
TOTAL		385.00

Check No.	Payment Method	Amount
2952	CHECK	385.00

CHARTER TOWNSHIP OF WHITE LAKE
Zoning Board of Appeals
APPLICATION

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

APPLICANT'S NAME: VINCELLI CONSTRUCTION PHONE: 248 425 3703
ADDRESS: 9634 BUCKINGHAM
APPLICANT'S INTEREST IN PROPERTY: OWNER BUILDER OTHER: _____

ADDRESS OF AFFECTED PROPERTY: 9020 BUCKINGHAM PARCEL # 12-14 280 019
CURRENT ZONING: R-1 PARCEL SIZE: APPROX 7,700 SQFT

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: _____
3.1.6 R1D REAR YARD NATURAL FEATURE
LOT COVERAGE

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)
LEGAL NON CONFORMING LOT THAT IS CONSISTANT
THROUGHT ENGLISH VILLA'S SUB.
EXISTING HOME/STRUCTURE IS CURRENTLY AT
THE PROPOSED SET BACK

APPLICATION FEE: 385 (CALCULATED BY THE PLANNING DEPARTMENT)
APPLICANT'S SIGNATURE: [Signature] DATE: 9-23-19

**Charter Township of White Lake
Oakland County, Michigan
APPLICATION INSTRUCTIONS
ZONING BOARD OF APPEALS**

1. Please read these instructions carefully before submitting the attached application. Fill out the entire application in detail. If a portion is not applicable in your case, please mark "Not Applicable" or "N/A" on the application.
2. In addition to the attached application, you must submit the following:
 - a. **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 authority from the property owner must be presented with the application to indicate the applicant's interest in the property. In addition, a letter of no objection from the property owner may be required by Township staff.
 - b. **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 dimension of the property, all existing and proposed structures and building-to-building and building to property line relationships.
 - c. **Mortgage Survey – one copy**
 - d. **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.
3. The required filing fee is **\$350.00 for residential land uses** and **\$400.00 for non-residential land uses** and must be submitted with the application. An additional **10%** of the total will be collected to cover administrative processing costs.
4. All proposed additions must be staked and flagged.
5. The attached application must be completely 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 agenda.
6. You will be notified of the date and time that your request will be considered by the Zoning Board of Appeals (Z.B.A.). Please attend or have a representative attend if you cannot attend the scheduled meeting. All Z.B.A. meetings are held at the Township offices, 7525 Highland Road, White Lake, Michigan.
7. Notification is given by mail to all property owners of record within 300 feet of the subject property at least 15 days prior to the meeting.
8. Information relative to the powers and duties of the Z.B.A. 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 which 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 Section 21.06 of the Zoning Ordinance have been met.

APPLICATION CHECKLIST:

- COMPLETED, SIGNED APPLICATION
- LETTER OF AUTHORIZATION FROM THE PROPERTY OWNER
- ONE COPY OF THE PLAN OR DRAWING (SEE ABOVE)
- ONE COPY OF THE MORTGAGE OR STAKE SURVEY (SEE ABOVE)
- LETTER OF DENIAL FROM BUILDING DEPARTMENT
- COPY OF BUILDING PERMIT APPLICATION
- APPLICATION FEE (see #3 above)

Please direct any questions to the White Lake Township Planning Department at 248.698.3300 extension 163.

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

Rik Kowall, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Michael Powell
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP

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

MEMORANDUM

To: WLT Planning Department
From: Nick Spencer, WLT Building Department
Subject: 9020 Buckingham
Date: September 19, 2019

=====

Upon review of the building application for a sunroom at 9020 Buckingham, I am denying the building application based on some of the following deficiencies:

- The proposed sunroom does not meet the rear yard setback of 30 feet (R1D Zoning).
- The proposed sunroom does not meet the natural features setback of 25 feet.
- Maximum lot coverage allowed is 20%, with the addition of the sunroom the coverage would be 25%.

Rik Kowall, Supervisor
Terry Lilley, Clerk
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RESIDENTIAL PLAN REVIEW

7525 Highland Road
White Lake, MI 48383



(248) 698-3300
Fax (248) 666-7451

Add all highlighted items & comments to both sets of construction plans or plot plan

Address

Review Fee

Review Date:

9020 Buckingham

\$50-

9/9/19

Sidwell #

Complete Application
SEV Land _____
SEV Buildings _____
Total SEV _____
Zoning _____
Conforming / Non Conforming _____
Lot Size _____
Lot Width _____
Lot Coverage _____ Sq Ft
Lot Coverage _____ %
Setbacks _____
1st Floor _____ Sq Ft
Total _____ Sq Ft
Number of Stories _____
Height at Mid-Peak _____
Distance From Neighbors _____
Septic / Sewer _____
Well / Twp Water _____
County Rd / Private Rd _____
Wetlands/ Flood Zones _____
Soil Erosion Permit _____
Energy Code Worksheet _____
Shingles _____
15 lb Felt _____
Ice & Snow Shield _____
Roof Sheathing _____
Rafter / Truss _____
Roof Ventilation _____
Wall Construction _____
Wall Sheathing _____
Corner Bracing _____
Interior Finish _____
Siding _____
Brick Detail _____
Brick Ledge _____
Wall Ties _____
Air Space _____
Weep Holes _____
Flashing _____
Building Paper/Tyvek _____
Treated Sill Plates _____
Foundation Anchorage _____
Damp Proofing _____
Pea Stone _____
Fabric Cover Drain Tile _____
Foundation Walls _____

Footings _____
Frost Depth _____
Soils _____
Backfill Material _____
Backfill Height _____
Grade/Plot Plan _____
6ML Vapor Barrier _____
Tempered Glass _____
Attic Access _____
Window Sill Height _____
Bath/Wet Areas _____
Fire Separation Walls _____
Handrails _____
Guardrails _____
Egress Windows _____
Egress Front Door _____
Basement Egress _____
Stair / Ramp Geometry _____
Smoke Detectors _____
Carbon Monoxide Detectors _____
Ceiling Span / Loads _____
Floor Span / Loads _____
Beam / Bearing Supports _____
Landings _____
House #'s _____
Wall Heights _____
Room Heights _____
Wind Loads _____
Snow Loads _____
Draft Stopping _____
Foam Plastics _____
Crawl Space _____
Lighting _____
Room Sizes _____
Doors _____
Hallways _____
Flooring _____
Chimneys _____
Vents _____
Front Steps _____
Subdivision Approval _____
Additional Permits Required For:
Plumbing _____
Heating & AC _____
Fireplaces _____
Electrical _____

- Rear yard Setback
Min. 30ft
- Natural feature
Setback 25ft.
- Max lot coverage
of 20%, addition
puts it at 25%
- Well location on
Site map
- Grading and Drainage
permit if changing grade
- Windows and door
detail
- Detail for fireplace
foundation

APPLICATION FOR BUILDING PERMIT AND PLAN EXAMINATION

DENIED

SEP 09 2019

WHITE LAKE TOWNSHIP
COMMUNITY DEVELOPMENT

Charter Township of White Lake
7525 Highland Road • White Lake, MI 4838
(248) 698-3300 • Fax (248) 666-7451



Authority: P.A. 230 OF 1972, as amended	This department will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap, or political beliefs.
Completion: Mandatory to obtain permit	
Penalty: Permit will not be issued	

APPLICANT TO COMPLETE ALL ITEMS

NOTE: SEPARATE APPLICATIONS MUST BE COMPLETED FOR PLUMBING, MECHANICAL, AND ELECTRICAL PERMITS

APPLICATION DATE: <u>9 / 3 / 2019</u>	IS OWNER APPLICANT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
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PROPERTY INFORMATION

STREET ADDRESS OF PROJECT <u>9020 BUCKINGHAM</u>	APT. #	PARCEL I.D. NUMBER <u>12 14 280 D19</u>	ZONING <u>R-1</u>
-----------------------------------------------------	--------	--------------------------------------------	----------------------

OWNER INFORMATION

LAST NAME OR BUSINESS NAME <u>SWITALSKI</u>	FIRST NAME <u>Tom & Wendy</u>	PHONE NUMBER <u>847-271-0590</u>
STREET ADDRESS <u>9020 BUCKINGHAM</u>	CITY <u>WHITE LAKE</u>	STATE <u>MI</u>
		ZIP CODE <u>48386</u>

APPLICANT INFORMATION

	OWNER OR LESSEE	CONTRACTOR
OWNER OR COMPANY NAME		<u>VINCELLI CONSTRUCTION</u>
CONTACT NAME		<u>ANTHONY MILLER</u>
LICENSE NUMBER	<small>-(License # is N/A for homeowner)-</small>	<u>2101155710</u>
STREET ADDRESS		<u>9634 BUCKINGHAM</u>
CITY/STATE/ZIP		<u>WHITE LAKE MI 48386</u>
PHONE		<u>248-425-3703</u>
EMAIL		<u>GENERALCONSTRUCTION.IGMAIL.COM</u>

ARCHITECT/ENGINEER NAME: _____

LICENSE NUMBER: _____ CONTACT #: _____

FEDERAL EMPLOYER ID NUMBER	<u>20-5132116</u>
WORKERS COMP. INSURANCE CARRIER	<u>ACUITY INSURANCE POLICY # X54749-WC</u>
MESC NUMBER	

BUILDING AND PROPERTY CHARACTERISTICS

DESCRIBE IN DETAIL WORK TO BE DONE: TO BUILD A NON-CONDITIONED, 3 SEASON SUNROOM 15' X 16' ON THE NORTH SIDE / SIDE YARD, ADD ADDITIONAL DECKING TO MATCH EXISTING DECK USING IDENTICAL TRIM & SIDING OF EXISTING STRUCTURE. 6 X 6 POST FOUNDATIONS	TYPE OF IMPROVEMENT: <input type="checkbox"/> FENCE <input type="checkbox"/> DECK <input type="checkbox"/> ROOF <input type="checkbox"/> NEW SINGLE FAMILY HOME <input type="checkbox"/> ALTERATION/REPAIR <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> MOVE STRUCTURE <input type="checkbox"/> DEMOLITION <input type="checkbox"/> NEW COMMERCIAL BUILDING <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> GARAGE <input type="checkbox"/> ACCESSORY STRUCTURE <input type="checkbox"/> WINDOWS/DOORS
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

USE GROUP: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER: _____ CONSTRUCTION TYPE: _____	VALUE OF IMPROVEMENT: \$ _____
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LOT SIZE -- FRONT: 145'	REAR: 124.85	SIDE: 122.60	SIDE:
TOTAL SQ. FT. OF LOT: APPROX. 7,700			
PROPOSED SETBACKS -- FRONT: 22'	REAR: 80	SIDE: 40	SIDE:
SQ. FT. OF PROPOSED CONST. -- GARAGE:	1 ST FLOOR: 240	2 ND FLOOR:	TOTAL:
SQ. FT. OF EXISTING STRUCTURES -- 2032 GARAGE: 672	1 ST FLOOR: 1036	2 ND FLOOR: 1036	TOTAL: 2744
TOTAL HEIGHT & # OF STORIES: 24' 2	NO. OF EXISTING BEDROOMS: 3	NO. OF PROPOSED BEDROOMS: 0	TOTAL NO. OF BEDROOMS: 3

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.

SIGNATURE OF APPLICANT <i>Anthony Miller</i>	PHONE 248-425-3703
PRINT APPLICANTS NAME ANTHONY MILLER / VINCELLI CONSTRUCTION	
ADDRESS, CITY, STATE, ZIP 9634 BUCKINGHAM WHITE LAKE MI. 48386	

BUILDING AND ZONING PERMIT REGULATIONS

- A Certificate of Occupancy must be obtained before occupying the building.
- 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)
- The job site must be clean with a safe access for the inspectors. The road must be cleaned and maintained properly (this includes snow removal).

HOMEOWNER AFFIDAVIT

As the bona fide owner of the above mentioned property which is a single 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 for an owner's permit to install:

_____ 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 in operation. I further agree that I shall neither hire any other person for the purpose of installing any portion of the _____ 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 equipment.

HOMEOWNER NAME/SIGNATURE: _____

LOCAL GOVERNMENTAL AGENCY TO COMPLETE THIS SECTION

	REQUIRED?
A. ZONING <i>RI-D Conformity (see notes)</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
B. SOIL EROSION	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
C. FLOOD ZONE	<input type="checkbox"/> YES <input type="checkbox"/> NO
D. WATER SUPPLY	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
E. SEPTIC SYSTEM	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
F. VARIANCE GRANTED <i>Requires ZBA approval</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
G. DRIVEWAY PERMIT	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
USE GROUP: _____	PLAN REVIEW FEES: <i>#50-</i> _____
TYPE OF CONSTRUCTION: _____	BUILDING PERMIT FEES: _____
SQUARE FEET: _____	FEE TOTAL: _____
APPROVAL SIGNATURE: _____	NUMBER OF INSPECTIONS: _____
TITLE: _____	DATE: _____



White Lake Township Building Dept.
7525 Highland Rd.
White Lake, MI 48383

(248) 698-3300
Fax (248) 666-7451

Grading and Drainage Permit Application

Date: _____

Applicant: _____

Project Address: _____ Sidwell: _____

Zoning: _____

Property Owner: Business Individual

Name: _____

Street: _____ Apt: _____ P.O. Box: _____

Contact Information: Home: (____) _____ - _____ ext. _____ Cell: (____) _____ - _____ Ext. _____

Email Address: _____

Design Professional: _____ State License #: _____

Contact Information: Work: (____) _____ - _____ ext. _____ Cell: (____) _____ - _____ Ext. _____

Email Address: _____

Brief Description of Proposed Work: _____

FEES

Permits: Building Dept. Grading... \$200.00
Soil Erosion \$350.00
Reviews: Building Department..... \$ 50.00
Engineer..... \$350.00

Inspections: Field (by Township Engineer) (up to 2) \$400.00
(Additional / each)..... \$200.00
Site Evaluation \$ 50.00

SIGNATURES

APPLICANT

TOWNSHIP'S AUTHORIZATION

By: _____

By: _____

Date: _____

Date: _____

Rik Kowall, Supervisor
Terry Lilley, Clerk
Mike Roman, Treasurer



Trustees
Scott Ruggles
Michael Powell
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP

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

WHITE LAKE TOWNSHIP BUILDING DEPARTMENT

Residential Plot Plan Requirements

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Elevation reference mark shown (USGS Datum) | <input type="checkbox"/> Plan drawn to scale |
| <input type="checkbox"/> Plan sealed by a licensed engineer, surveyor, or architect | <input type="checkbox"/> Title block shows applicant name address and phone number |
| <input type="checkbox"/> Title block shows professional preparer's name address and phone number | <input type="checkbox"/> Title block shows Subdivision/Condominium name and lot/unit number |
| <input type="checkbox"/> Title block shows current revision date | <input type="checkbox"/> Plan shows property lines and dimensions |
| <input type="checkbox"/> Easements are shown | <input type="checkbox"/> On- site watermains, sewers and storm sewers are shown (As-Built Location) |
| <input type="checkbox"/> Plan shows setback lines | <input type="checkbox"/> Plan shows building outline with general dimensions |
| <input type="checkbox"/> Building is dimensioned to property lines | <input type="checkbox"/> Driveway is shown, slope 8% maximum if possible |
| <input type="checkbox"/> Septic field or sanitary sewer lead is shown | <input type="checkbox"/> Sump pump leads shown if any |
| <input type="checkbox"/> Well or water service is shown | <input type="checkbox"/> Floor elevations are shown for the first floor, garage and basement |
| <input type="checkbox"/> Proposed spot finish grade elevations are shown for each corner of the building and as otherwise needed to indicate other grade features such as walkouts | <input type="checkbox"/> Retaining wall height and type is shown |
| <input type="checkbox"/> Existing and proposed contours are shown at maximum two-foot intervals | <input type="checkbox"/> Sidewalk shown (if required per approved site plan or preliminary plat). 2% cross slope at drive, ADA plate at road intersection for corner lots. |
| <input type="checkbox"/> Show as-built road and structure (storm, water, sanitary if any) elevations | <input type="checkbox"/> Design water level of on-site ponds if any, FEMA flood elevation if applicable. |
| <input type="checkbox"/> Show finish grade of adjacent structures, drive elevation or note any construction that is underway | <input type="checkbox"/> Show existing contours on adjacent parcels |
| | <input type="checkbox"/> Location, diameter and elevation at base of significant saved trees within grading limits |
| | <input type="checkbox"/> Plot plan indicates positive drainage away from all sides of house and garage |

9020 Buckingham Rd



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

OAKLAND
 ECONOMIC DEVELOPMENT & COMMUNITY AFFAIRS
 L. Brooks Patterson
 Oakland County Executive

Date Created: 8/26/2019

 NORTH
 1 inch = 50 feet

9020 Buckingham Rd



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
L. Brooks Patterson
 Oakland County Executive

Date Created: 8/26/2019

 NORTH
 1 inch = 50 feet