



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: August 21, 2024, tabled from 08/07/24
Re: ZBA24-16
1131 White Lake Rd
11-02-300-002
Applicant: Khaled Mheisen
Owner: Imagination Station Two LLC

The subject parcel is zoned ARR – Agricultural and Rural Residential District (5 acres minimum parcels). The total parcel size is approximately 0.85 acres (or approx. 37,000 square feet). This parcel is a corner lot on two major thoroughfares and does not abut another corner lot.

The required setbacks for this parcel are as follows:

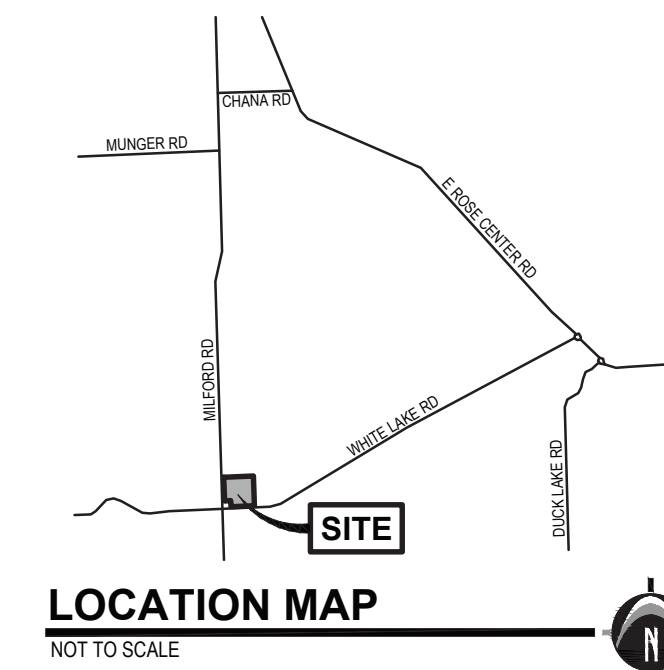
Front yard (N Milford Rd): 125 ft
Front yard (White Lake Rd): 125 ft
Side yards (north & east lot lines): 40 ft

This request is for a 56-foot variance from the required 125-foot west front yard setback to 69-feet provided and a 40.7-foot variance from the required 125-foot south front yard setback to 84.3-feet provided and a 6.1-foot variance from the required 40-foot north side yard setback to 33.9-feet provided for the construction of a 1776 square foot classroom building.

This request is for a variance from Section 4.15 of the Zoning Ordinance.

This request was tabled from the August 7, 2024 Zoning Board of Appeals (ZBA) meeting. The applicant has provided an updated site plan and renderings of the proposed structure per the request of the ZBA and the Planning Commission. Staff has supplied assessing records, a zoning map, an aerial approximation of the property, and Section 4.15. of the Zoning Ordinance.

Both the original and the updated epackets are being presented.



PREPARED FOR:
 Wiggles & Giggles
 Khaled Mhaisen

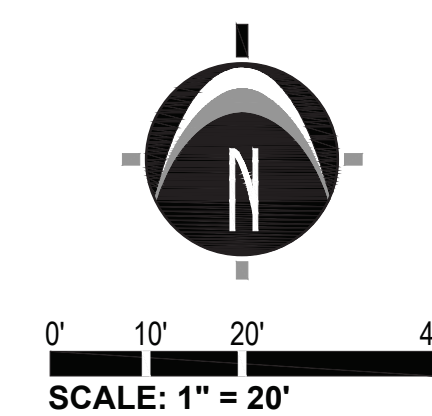
1131 White Lake Rd.
 Highland, MI 48356

REVISIONS:

Title: SITE PLAN SUBMITTAL
 Drawn: CB00 Checked: BC Date: 7.1.2024
 Title: REVISED LAYOUT PLAN
 Drawn: CB00 Checked: BC Date: 8.16.2024

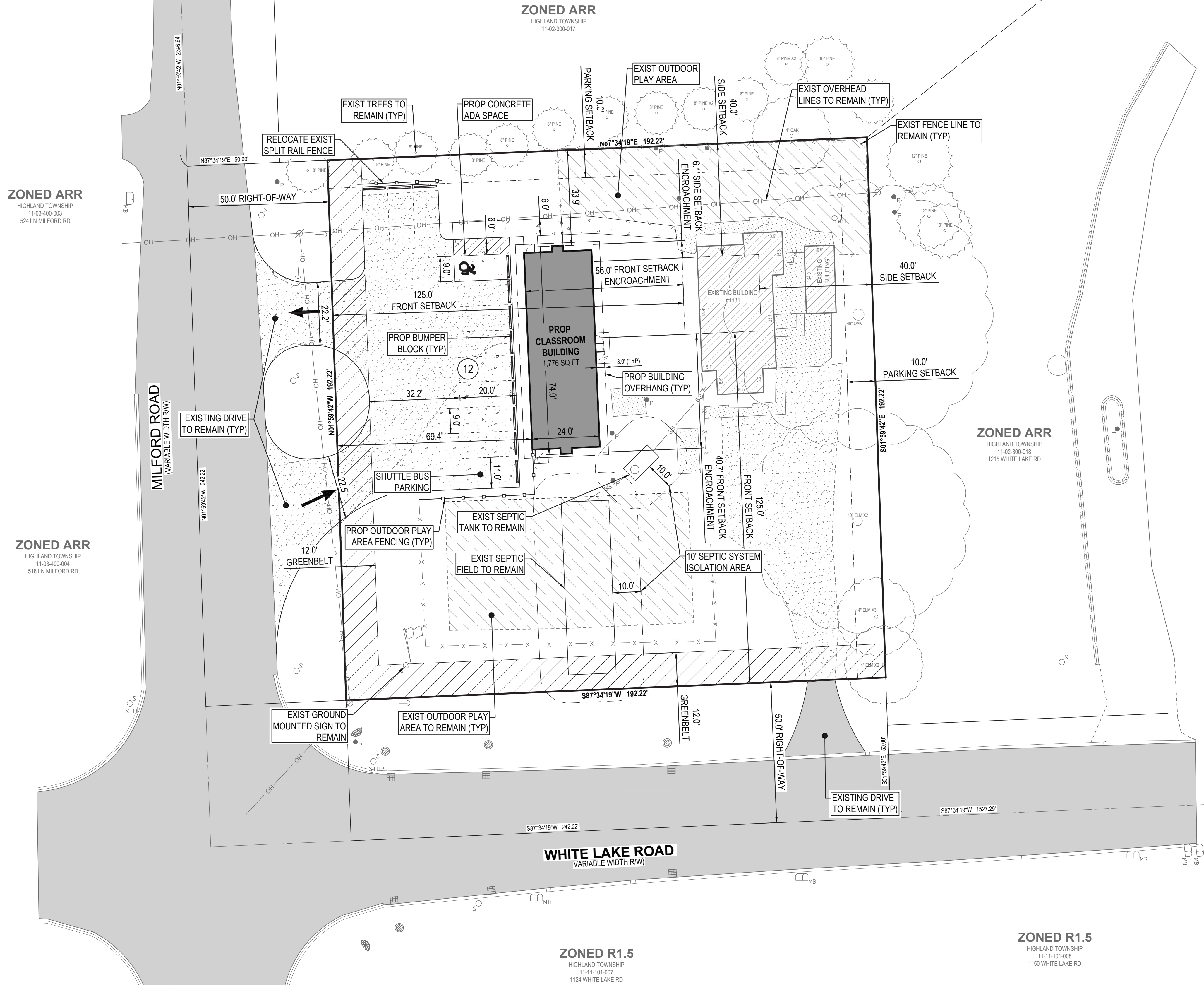
LEGEND

	EXISTING BITUMINOUS
	EXISTING CONCRETE
	EXISTING GRAVEL
	PROPOSED BITUMINOUS (STANDARD DUTY)
	PROPOSED CONCRETE (STANDARD DUTY)
	PROPOSED GRAVEL



GENERAL NOTES

- ZONING OF PROPERTY: ARR - AGRICULTURAL & RURAL RESIDENTIAL
 ARR ZONING REQUIREMENTS
 A) MINIMUM LOT AREA = 5 ACRES (217,800 SQ. FT.)
 B) MINIMUM LOT WIDTH = 330 FT.
 C) MAXIMUM BUILDING HEIGHT = 28 FT OR 2 STORIES
 D) MAXIMUM LOT COVERAGE = 10%
 SETBACKS
 A) FRONT YARD = 125 FT. (FRONTING MAJOR THOROUGHFARE)
 B) SIDE YARD = 40 FT.
- SUMMARY OF LAND USE:
 A) TOTAL ACREAGE = 0.85 ACRES (36,946 SQ. FT.) (EXCLUDING R.O.W.)
 B) TOTAL BUILDABLE AREA = 0.02 ACRES (740.6 SQ. FT.)
 C) AREA OF PROPOSED BUILDING = 1,776 SQ. FT.
 D) AREA OF EXISTING BUILDING = 1,414 SQ. FT.
 E) LOT COVERAGE = 8.6%
 F) ZONING OF PARCELS TO SOUTH AND WEST = R-1.5 & ARR
 ZONING OF PARCELS TO NORTH AND EAST = ARR
 G) PROPOSED SETBACK ENCROACHMENTS:
 FRONT SETBACK (MILFORD RD) = 56.0 FT.
 FRONT SETBACK (WHITE LAKE RD) = 40.7 FT.
 SIDE SETBACK (NORTH) = 6.1 FT.
 *A VARIANCE APPLICATION FOR THE PROPOSED ENCROACHMENTS HAS BEEN SUBMITTED TO THE ZBA ON 7/2/2024
- PARKING REQUIREMENTS:
 A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x20' (24' AISLE)
 B) TYPICAL PARKING SPACE PROVIDED = 9'x20' (24' AISLE)
 C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE
 D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8'x18' WITH 5' AISLE
 E) NUMBER OF SPACES REQUIRED = 10 (BASED ON HIGHLAND REQUIREMENTS - 2 SPACES PLUS 1 ADDITIONAL SPACE FOR EACH CHILDREN = 60 CHILDREN / 6 = 8 SPACES + 2 SPACES = 10 SPACES)
 F) NUMBER OF SPACES PROVIDED = 12
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS 11-02-300-002. THE ADDRESS OF THE PROPERTY IS 1131 WHITE LAKE RD.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.



ZONED ARR
 HIGHLAND TOWNSHIP
 11-03-400-003
 5241 N MILFORD RD

ZONED ARR
 HIGHLAND TOWNSHIP
 11-03-400-004
 5181 N MILFORD RD

ZONED ARR
 HIGHLAND TOWNSHIP
 11-02-300-018
 1215 WHITE LAKE RD

WHITE LAKE ROAD
 (VARIABLE WIDTH R/W)

ZONED R1.5
 HIGHLAND TOWNSHIP
 11-11-101-007
 1124 WHITE LAKE RD

ZONED R1.5
 HIGHLAND TOWNSHIP
 11-11-101-008
 1150 WHITE LAKE RD



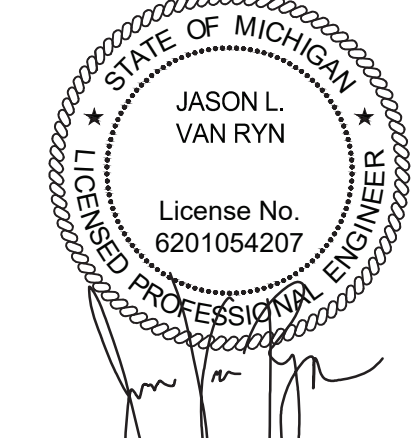
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
 NOTE:
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

WIGGLES & GIGGLES

Site Layout Plan

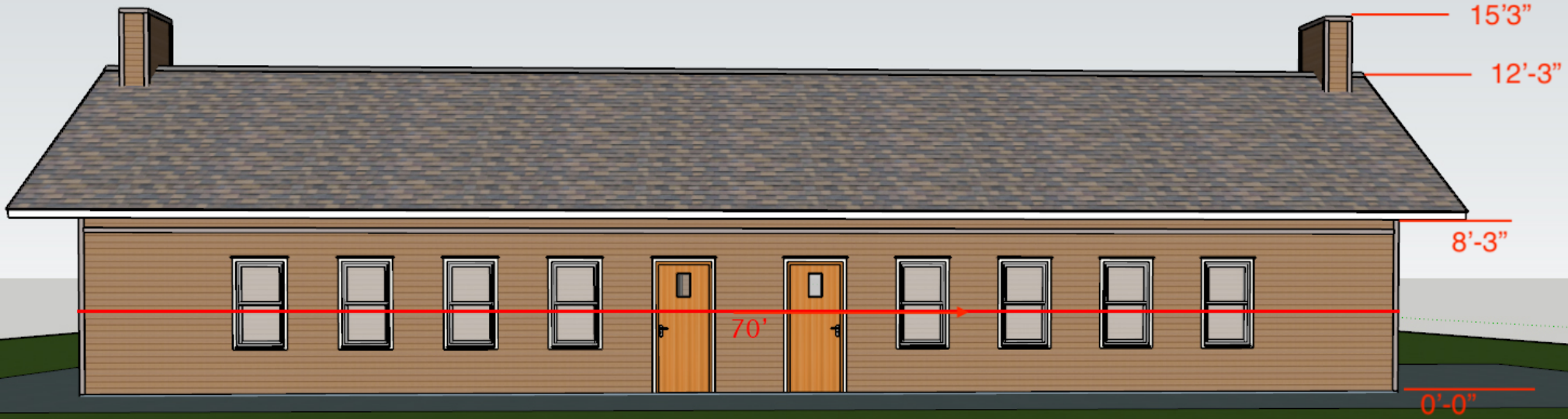
1131 WHITE LAKE RD
 PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,
 HIGHLAND TOWNSHIP, OKLAND COUNTY, MICHIGAN

STAMP:

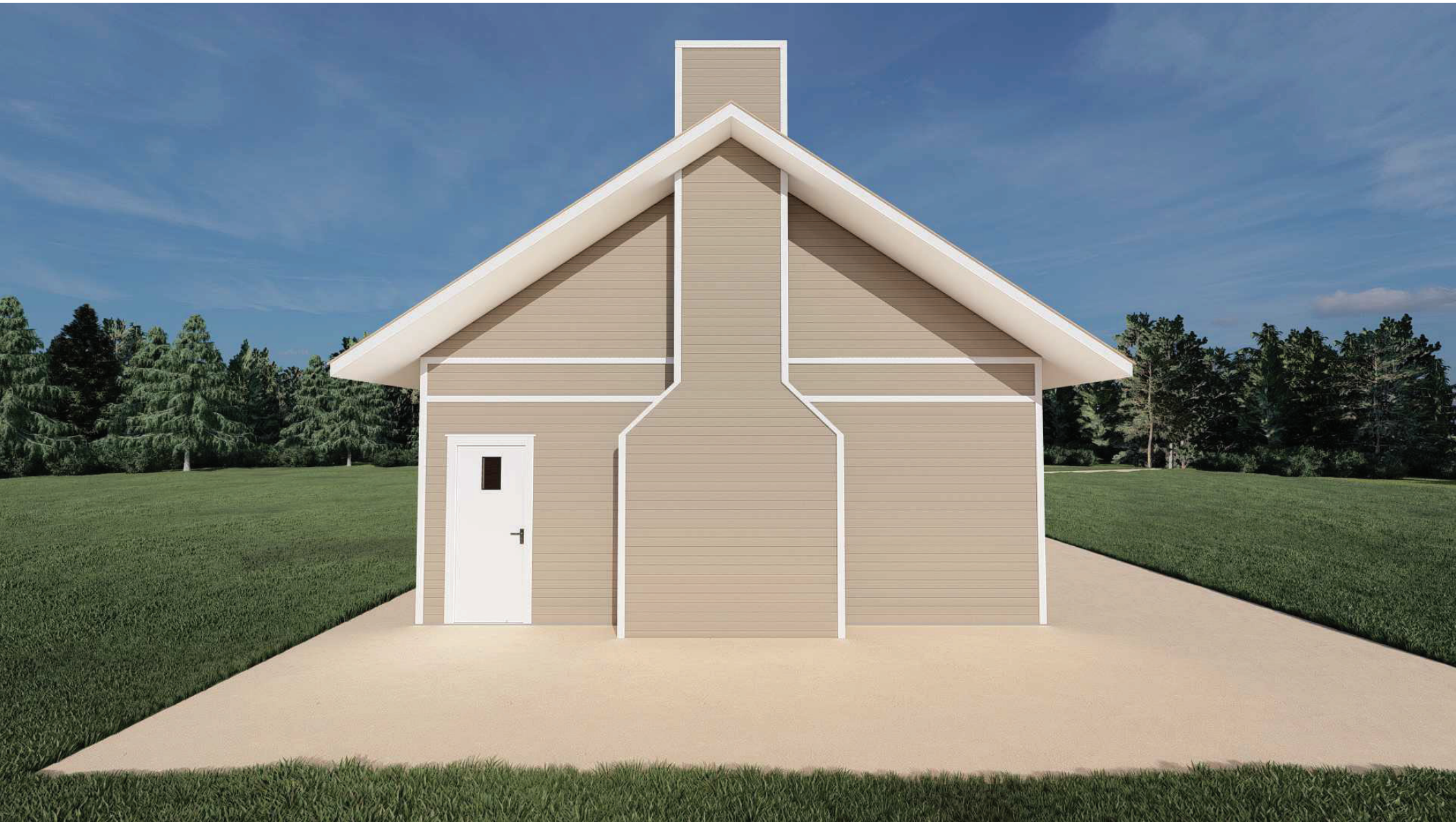


PROJECT NO:
 24500224

SHEET NO:
C-205



EAST ELEVATION



SOUTH PERSPECTIVE



WEST PERSPECTIVE



SE PERSPECTIVE



NW PERSPECTIVE



NORTH PERSPECTIVE



EAST PERSPECTIVE



NE PERSPECTIVE