



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: August 5, 2026
Re: ZBA26-13
3773 Orchard Dr
11-12-326-008
Applicant: Alex Bellovary
Owner: Alex Bellovary

The subject parcel is zoned LV– Lake and Village Residential. The total parcel size is approximately 0.117 acres (2,296 sqft).

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 30 ft
Ordinary Highwater mark: 40 ft
Ordinary Highwater mark Deck: 35 ft
Side yards: 5 ft / 15 ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

A 13-foot variance from the calculated 35-foot ordinary highwater mark setback to 22-feet provided and a 1.8-foot variance from the calculated 5-foot south side yard setbacks to 3.2-feet provided for the construction of an uncovered deck. This request is for a variance from Sec. 9.02.D & Sec.9.02.B.b Schedule of Regulations of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan and elevations. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Zoning Ordinance Sec. 9.02.



ZONING BOARD OF APPEALS

APPLICATION FOR APPEAL

Hearing Date: 8/5/26

Case Number: 26-13

Fee: \$ 325⁰⁰

Date Applied: 6/15/26

205 N. JOHN ST, HIGHLAND MI 48357
(248) 887-3791 ext. 2

APPLICANT NAME: Alex Bellovary

PROPERTY OWNER NAME (if different): _____

TYPE OF APPEAL

DIMENSIONAL VARIANCE? Y N ADMINISTRATIVE REVIEW? Y N Z.O. INTERPRETATION? Y N

ORDINANCE SECTION(S) BEING APPEALED: 902 B

PROPERTY ADDRESS: 3773 Orchard Dr. ZIP: 48356

ZONING DISTRICT: LV PARCEL ID NUMBER: 1 1 - 1 2 - 3 2 6 - 0 0 8

DIMENSIONAL VARIANCE(S) BEING REQUESTED: _____

Side Lot Line Variance (Approx. 2 ft)

Back Line Variance (Deck to Seawall) (Approx. 13 ft)

A variance is requested to allow replacement of the existing deck within its current footprint, which encroached into the required side-yard setback and the waterfront/seawall setback. No expansion of the existing footprint is proposed. The replacement deck would not be any larger, or closer to the property line or the seawall than the existing deck.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

1. What is your practical difficulty? Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, unusual topography, vegetation, or other similar characteristics?

The property is a waterfront lot on Duck Lake with limited space that is very narrow, shallow, small and of irregular shape.

The existing deck was constructed prior to our purchase of the property and is located within the setback areas. Strict application of the zoning requirements would prevent replacement of the existing deck in its current location. The proposal is to replace the existing deck within the same footprint and dimensions, without increasing the existing encroachment.

The existing deck is being replaced due to rot and cracking boards. It is not currently safe to use.

2. Can the project be redesigned to meet zoning requirements without the need for a variance?

No. To meet current setback requirements, the deck would need to be significantly reduced in size or relocated. Due to the lot dimensions, existing home location, and waterfront constraints, redesigning the deck to fully comply with the setbacks would substantially reduce its functionality and usability. The proposed project maintains the existing footprint and does not increase nonconformity.

3. Is the reason for a variance request of a personal nature? (for example: financial impact, convenience, physical and/or mental characteristics of the household members, etc.)

No. The request is based on the physical characteristics and constraints of the property, including the location of the home and existing deck in relation to the side-yard and waterfront setback requirements. The request is not based on personal preference or financial considerations. We are just trying to keep our existing property intact. The existing deck is showing extreme wear with boards rotted and cracking.

4. Has the difficulty been self-created by the current owner?

No. The existing deck was present when we purchased the property. We did not construct or expand the deck. The proposal is simply to replace the existing structure within the same footprint.

5. Will the proposal be harmful to the health, safety, and welfare of the area/neighborhood?

No. The proposed deck will be constructed in compliance with the current building code requirements and will replace a much older existing structure in the same location. The project will improve safety and appearance while maintaining the existing relationship to neighboring properties and the lake front.

6. Will the proposal alter the essential character of the area/neighborhood?

No. The request is in keeping with the character of the neighborhood. The proposal maintains the existing deck footprint and is consistent with the character of the surrounding waterfront properties. No expansion or intensification of use is proposed. Both sets of neighbors to either side of our property have given their positive consent to this project.

Bill Kinczkowski - 3745 Orchard Dr,

Cindy Wilson - 3763 Orchard Dr.

Sean Gross - 3789 Orchard Dr.

Kim Czamoto - 3803 Orchard Dr.

7. Will the proposed variance be the minimum necessary?

Yes. The request is limited to maintaining the existing deck footprint. No increase in size, height, or encroachment is proposed. The variances requested are the minimum necessary to allow replacement of the existing deck while preserving the existing site layout. The new deck will not be any closer to the property line or the lakeshore.

Sec. 9.02. LV—Lake and Village Residential District.

A. *Creation of new lots in the Lake and Village Residential District.*

1. No new Lake and Village Residential Districts shall be created. New parcels within the district may be created through land division and combination, subject to the following:
 - a. Where public sewer and public water service is available the minimum buildable area shall be fourteen thousand (14,000) square feet, provided the lot fronts a street, and twenty thousand (20,000) square feet where the lot fronts a major thoroughfare, and minimum frontage shall be eighty (80) feet:
 - b. Where public sewer and/or public water is not available the minimum buildable area shall be twenty thousand (20,000) square feet, provided the lot fronts a street and twenty-five thousand (25,000) square feet where the lot fronts a major thoroughfare and minimum frontage shall be one hundred and twenty (120) feet:
2. The lot must satisfy all criteria specified in the Land Division Ordinance.
3. No lot shall be divided in such a way as to create a non-conforming lot or to increase the degree of nonconformity already in existence.

B. *Setbacks.*

a. *Front yard setback.*

- a. A front yard setback shall be determined to promote consistency with established patterns within a developed neighborhood. The required setback will range from 30 feet to 40 feet based on analysis of existing houses within 200 feet of the subject parcel, located on the same side of the road as the subject parcel. If there are no homes within 200 feet of the subject parcel, the required front yard setback shall be 40 feet.
- b. In determining the setback, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:
 - 1) Determine which existing houses shall be considered in the calculations.
 - 2) Determine the distance from each house to the front property line and record the distance.
 - 3) Subtract 30 feet from each measurement and record the difference. For measurements 30 feet or less, enter zero feet for further calculations. For measurements greater than 40 feet, enter ten feet for further calculations.
 - 4) Determine the average difference of all measurements as recorded in step 3) (e.g. add all recorded differences and divide by the number of samples). Add this calculated average to 30 feet. This is the required setback.
- c. The Zoning Administrator may refer any plot plan to the Zoning Board of Appeals for determination of the required setback.

b. *Side yard setback.*

- a. For all principal and accessory buildings and structures, the side yard setbacks are established based on lot width, as follows:

Lot Width (feet)	Least Side (feet)	Total Both Sides (feet)
120 or greater	10	30

90 to 119	10	25
70 to 89	5	20
40 to 69	5	15

c. *Rear yard setback.*

- a. A rear yard setback shall be determined to promote consistency with established patterns within a developed neighborhood. The required setback will range from 30 feet to 40 feet based on analysis of existing houses within 200 feet of the subject parcel, located on the same side of the road as the subject parcel. If there are no homes within 200 feet of the subject parcel, the required rear yard setback shall be 40 feet.
- b. In determining the setback, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:
 - 1) Determine which existing houses shall be considered in the calculations.
 - 2) Determine the distance from each house to the rear property line and record the distance.
 - 3) Subtract 30 feet from each measurement and record the difference. For measurements 30 feet or less, enter zero feet for further calculations. For measurements greater than 40 feet, enter ten feet for further calculations.
 - 4) Determine the average difference of all measurements as recorded in step 3) (e.g. add all recorded differences and divide by the number of samples). Add this calculated average to 30 feet. This is the required setback.
- c. The Zoning Administrator may refer any plot plan to the Zoning Board of Appeals for determination of the required setback.

C. *Setback exceptions and height restrictions for accessory structures.*

- a. One (1) storage shed not greater than one hundred and fifty (150) square feet in area and not greater than ten (10) feet in height may be permitted as close as five (5) feet to side lot line or rear lot line. All sheds must comply with required front yard setback.
- b. One (1) accessory structure such as a garage, swimming pool, or play structure not greater than two hundred and forty (240) square feet in area and not greater than fifteen (15) feet in height may be permitted as close as ten (10) feet to the rear lot line provided the structure complies with the required side yard setback.

D. *Minimum Setback from the Ordinary High Water Mark.*

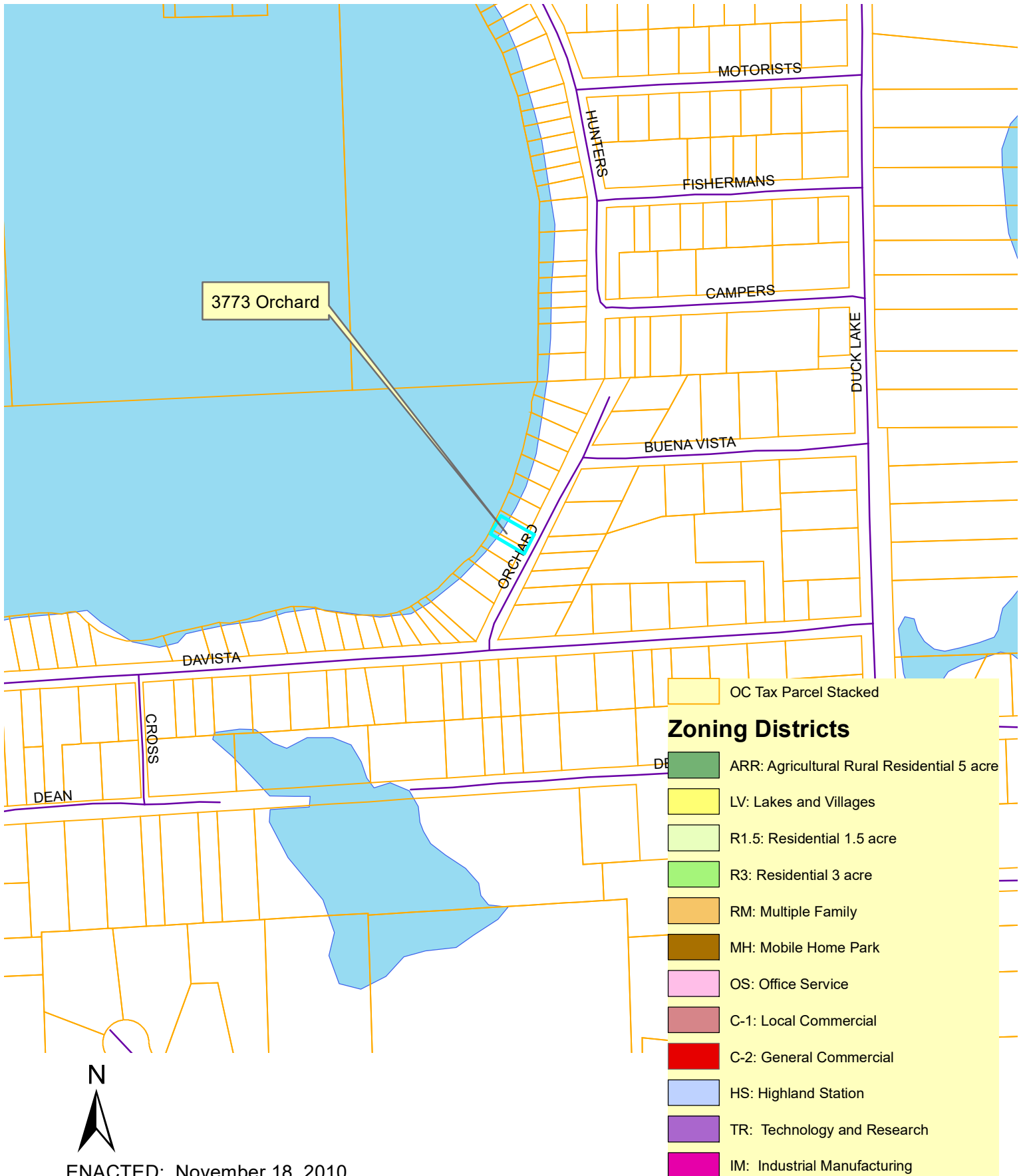
- a. The setback from the ordinary high water mark shall be determined to promote consistency with established patterns within a developed neighborhood, while protecting viewsheds of the lake for neighboring properties.
- b. Typically, the setback from the ordinary high water mark is sixty-five (65) feet. The setback may be reduced to as little as thirty (30) feet on lakefront lots, based on an analysis of like structures on parcels within two hundred (200) feet of the subject parcel, located along the lakeshore. This setback reduction may be applied to principle primary structures or to uncovered porches and decks. This setback reduction may not be applied to accessory structures such as garages and boathouses.
- c. In determining the setback reduction, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:

-
- 1) Determine which existing primary structures or decks/uncovered porches shall be considered in the calculations. Decks and uncovered porches shall not be used in determining setback reductions for a principle structure, but principle structures may be used in determining setback reductions for decks/uncovered porches.
 - 2) Determine the distance from each structure to the presumed ordinary high water mark and record the distance.
 - 3) For parcels with no structures are closer to the presumed high water mark than sixty-five (65) feet, enter a value of zero for further calculations. For parcels with structures closer to the presumed high water mark than thirty (30) feet, enter a value of thirty-five (35) feet for further calculations. For remaining parcels with structures falling between those two (2) limiting factors, enter the difference between sixty-five (65) feet and the measured distance.
 - 4) Determine the average difference of all measurements as recorded in Step 3 (e.g. add all recorded differences and divide by the number of samples). This result represents the allowable setback reduction.
- E. *Minimum floor area per residential unit.* One thousand (1,000) square feet.
- F. *Minimum first floor area per residential unit.* Seven hundred and fifty (750) square feet.
- G. *Maximum height for principal structures.* Two stories or twenty eight (28) feet.
- H. *Maximum height for residential accessory structures.* Twenty eight (28) feet for all accessory structures which comply with the setback requirements under Section 9.02B, Setbacks. See Section 9.02C, Setback Exceptions and Height Restrictions for Accessory Structures for height restrictions for accessory structures placed under the provisions for setback exceptions.
- I. *Maximum Lot Coverage.* The maximum lot coverage for all building (principal and accessory) is as follows:
- a. For lots with net area less than fourteen thousand (14,000) square feet, the maximum lot coverage shall be forty-five (45) percent.
 - b. For lots with net area of fourteen thousand (14,000) square feet or greater, the maximum lot coverage shall be thirty-five (35) percent.

(Ord. No. Z-006, § 3, 10-14-2015)

CHARTER TOWNSHIP OF HIGHLAND

ZONING MAP



3773 Orchard Dr



- 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 on the map.



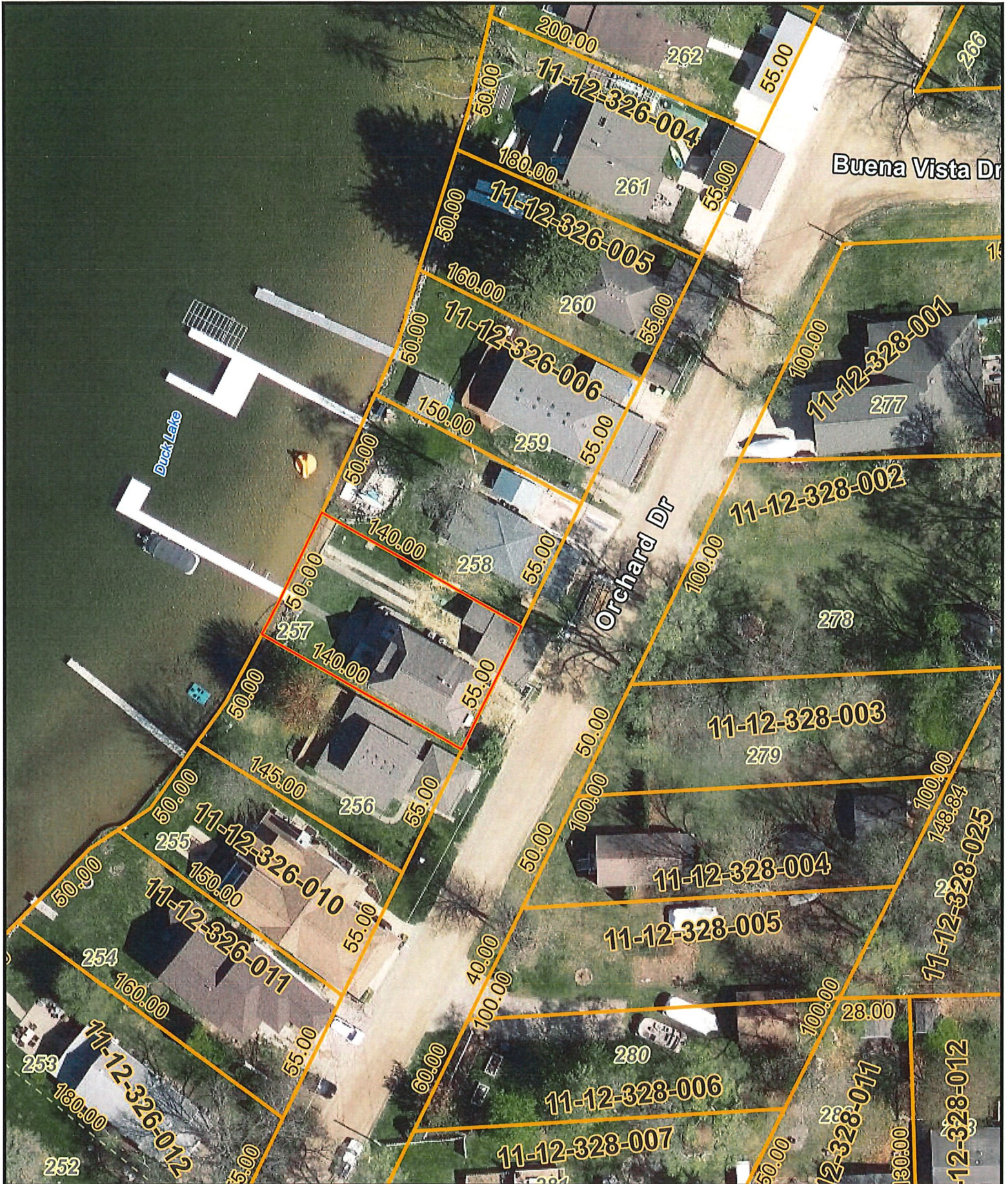
David Coulter
Oakland County Executive

Date Created: 6/15/2026



1 inch = 100 feet

3773 Orchard Dr



-  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

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David Coulter
Oakland County Executive

Date Created: 6/15/2026

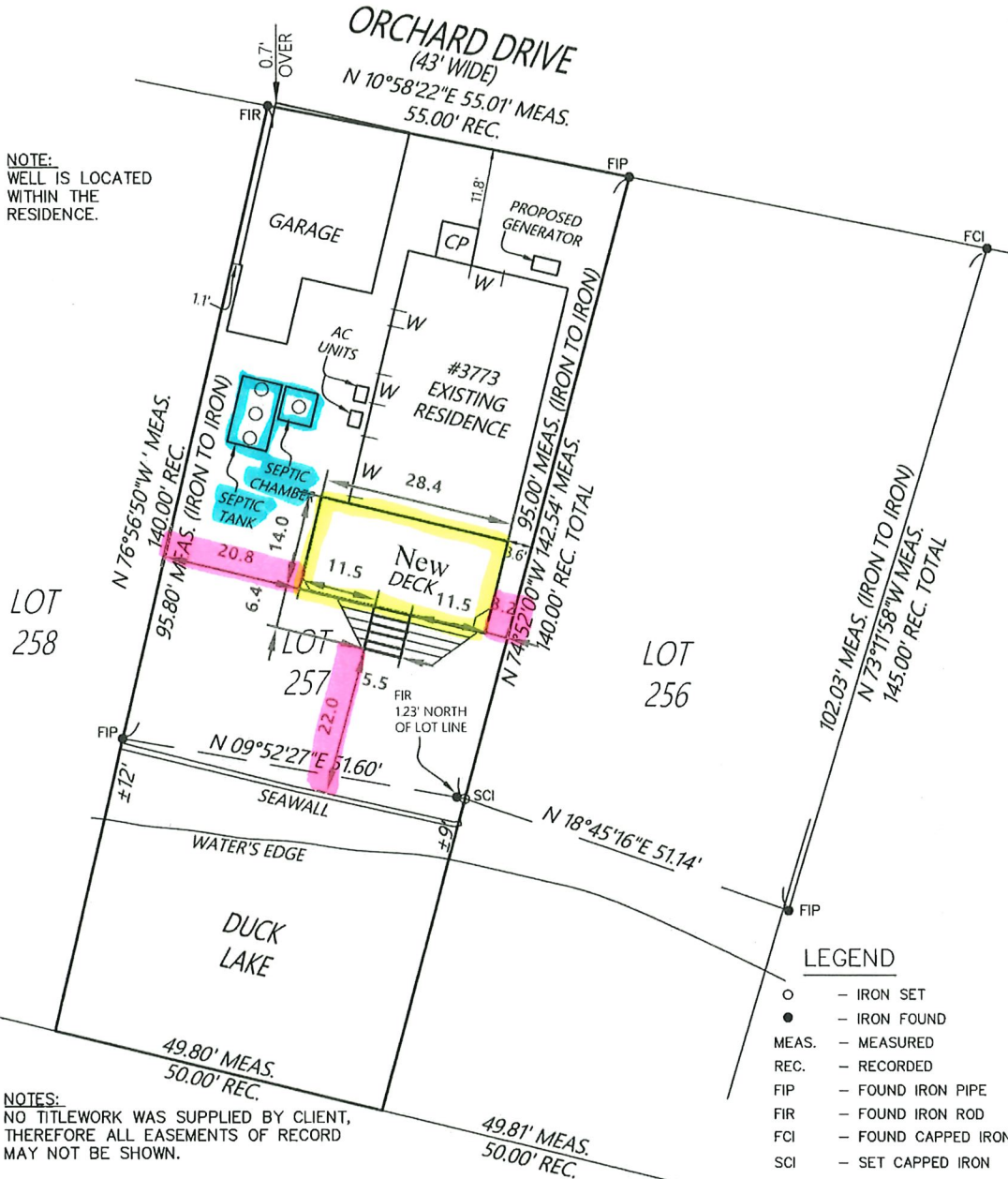
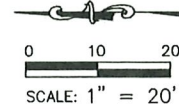


SKETCH OF SURVEY

Prepared For: ALEX BELLOVARY

Legal Description: PARCEL ID: 11-12-326-008

Lot 257 of DUCK LAKE SUBDIVISION, a subdivision of part of the Section 11 and 12, T. 3 N., R. 7 E., Highland Township, Oakland County, Michigan as recorded in Oakland County Records.



NOTE:
WELL IS LOCATED
WITHIN THE
RESIDENCE.

LOT
258

LOT
256

NOTES:
NO TITLEWORK WAS SUPPLIED BY CLIENT,
THEREFORE ALL EASEMENTS OF RECORD
MAY NOT BE SHOWN.

GARAGE CROSSES INTO ORCHARD DRIVE (AS SHOWN)

BEARING BASIS:
HELD BEARING OF N 10°42'20" E ALONG THE WEST
SIDE OF ORCHARD DRIVE.

I hereby certify only to the parties hereon, that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set as noted hereon, permanent markers at the exterior corners of said lot and that all visible encroachments of a permanent nature upon said lot, are as shown on this survey. Said lot subject to all easements and restrictions of record.



LICENSED PROFESSIONAL SURVEYOR #39075

ALPINE
Land Surveying, Inc.

376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MICHIGAN, 48357
PHONE: 810-207-8050

FIELD:	KG	DATE:	01-22-2024
DRAWN:	DJS	JOB NO:	23-6565
CHECKED:	KG	SHEET:	1 OF 1
REVISED:	02-01-2023 TO ADD PROPOSED GENERATOR		

New Railing 36"
Existing 36"

*Center box step on sliding door and 45 degree the sides

*Set deck 12" below sliding door

*Deck starts at right edge of house

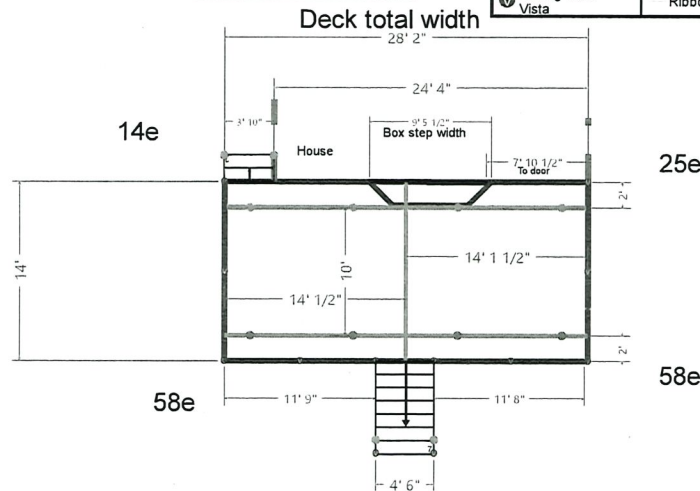


Travis Wandell
3/27/2026

Legend	
2 Ply Beam	2 Stairs
3 Ply Beam	4 x 4 Post
4 x 6 Post	6 Stairs
6 x 6 Post	7 Stairs
Border	Details
Fascia	House Outline
Railing Post - Vista	Ribbon

Job #	
Re-deck	Built right Everlast
Posts	4x4 4x6 6x6
Joists	2x6 2x8 2x10 2x12
Beams	2 Ply 3 Ply
	2x6 2x8 2x10 2x12
	Glulam 51/2x14
Elevations	
House Left	14"
House Right	25"
Span Left	58"
Span Right	58"
Stairs 1	2 step 3'-10"
Stairs 2	7 Step 4'-6"
Stairs 3	
Stairs 4	
Measure Info	
Sq Ft	400
Fascia	60
Border	100
Ribbon	16
Beams	60
# of Posts	12
Decking Colors	
Decking:	Chai
Border:	Chai
Ribbon:	Chai
Fascia:	Chai
Drink Rail:	Chai
Skirting:	Chai

L = Left = North
R = Right = South



Proposed deck



- within the current footprint.
- The proposed home addition adds a second story, and will not project any further into any of the required yards than the current garage does.
 - The proposed home addition will, however, increase the living area thus requiring a variance to the floor area ratio.
 - The proposed variance will not restrict the neighboring property's views more than the existing house currently does.
 - The Zoning Board of Appeals has granted similar variances in the past.

Mr. Gerathy supported and the motion carried with a roll call vote: Miller-yes; Michaels-yes; Beach-yes; Gerathy-yes; Probe-yes; Brockway-yes. (6 yes votes)

2. CASE NUMBER: 15-17
COMPLAINT #: NONE
ZONING: LV
PARCEL #: 11-12-326-008
PROPERTY ADDRESS: 3773 Orchard Dr.
APPLICANT: Wickett, Suzanne
OWNER: Wickett, Suzanne
ORDINANCE SECTION: Sections 9.02.C.a, 9.02.B.1
VARIANCE REQUESTED: 1) 3 ft. 8 in. variance from 5 ft. to
1 ft. 4 in. for side yard setback.
2) 5 ft. 10 in. variance from 30 ft. to
24 ft. 2 in. for front yard setback.
This variances is for a shed.

Ms. Brockway asked the applicant if she would like to have her case heard as there was not a full board present. Ms. Wickett stated that she would like to have her case heard.

Discussion from the Applicant:

Ms. Suzanne Wickett, applicant & owner, 3773 Orchard Dr. was present and stated that she plans to build a shed for storage on an existing piece of cement that is directly behind an existing garage. The purpose of the shed is to store seasonal items and get them out of view. The proposed shed will be enclosed with no outside access. Ms. Wickett felt that building a structure rather than purchasing a shed would add value to the property. The only way to access the shed will be through the garage. There will be windows for ventilation. The proposed shed will be 7 ft. by 10 ft. in size and will be further away from the lot line than the existing garage.

Discussion from the Board:

Mrs. Brockway stated that the Zoning Board of Appeals was in receipt of several letters of support from neighboring properties. Jeanine Charlick & Sean Gross, 3789 Orchard Dr., Al Kettinger, 3831 Orchard Dr., David Czarnuta, 3803 Orchard Dr., Susan Ham, 3733 Orchard Dr., and William Kinckowski, 3745 Orchard Dr., all wrote letters of support.

Mr. Miller made an observation that the lot is irregular and somewhat pie-shaped and to keep in mind that when a motion is made that just extending the line will not necessarily be keeping the same variance. It will likely be moving closer to the lot line. Ms. Wickett stated that the shed will be built behind the fascia so it will not be flush with the garage wall.

Motion:

Ms. Michaels moved in Case No. 15-17, parcel #11-12-326-008, applicant & owner Suzanne Wickett, to grant the following variances from Sections 9.02.C.a, and 9.02.B.1 for a 3 ft. 8 in. variance from 5 ft. to 1 ft. 4 in. for a side yard setback, and secondly a 5 ft. 10 in. variance from 30 ft. to 24 ft. 2 in. for the front yard setback. These variances are for a shed.

The following facts and findings in support of the motion are as follows:

- This is an existing lot of record, substandard in size.
- The proposed shed will be 7 ft. by 10 ft. and will be part of the garage and will only be accessed through the garage.
- The proposed shed will be a framed addition to the garage and not a separate free standing shed.
- The proposed shed will be built on an existing cement pad.
- The applicant/owner had letters of support from neighbors.

Mr. Beach supported and the motion carried with a roll call vote: Miller-yes; Michaels-yes; Beach-yes; Gerathy-yes; Probe-yes; Brockway-yes. (6 yes votes)

3.	CASE NUMBER:	15-18
	COMPLAINT #:	NONE
	ZONING:	R-3
	PARCEL #:	11-09-101-001
	PROPERTY ADDRESS:	1555 Clyde Rd.
	APPLICANT:	Cook, Cheryl & Stanley
	OWNER:	Cook, Cheryl & Stanley
	ORDINANCE SECTION:	Sections 4.15.G
	VARIANCE REQUESTED:	1) 86 ft. variance from 125 ft. to 39 ft. for front yard setback. This variance is for a house addition.

Ms. Brockway asked the applicant if he would like to have his case heard as there was not a

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
Minutes of September 18, 1996

APPROVED

MOTION:

Mr. Barancek moved in case #96-60, information per the agenda, to grant a variance from Section 509-4b for a 15' front yard variance from 40' to 25'. This variance is for construction of a detached garage. Mrs. Guertin supported the motion.

DISCUSSION ON THE MOTION:

Mr. Gruber suggested the section number should be changed to "509-4b(1)." Both Mr. Barancek and Mrs. Guertin concurred.

The motion carried with the following roll call vote: Barancek - yes, Guertin - no, Gruber - yes, Stimbert - no, Fanfair - yes and Happel - yes.

AGENDA ITEM #3:

Case #: 96-62
Complaint #: None
Zoning: R-1D
Sidwell #: 11-12-326-008
Property Address: 3773 Orchard
Applicant/Owner: Suzanne M. Wickett
Ordinance Section: 509-4a(2)
509-4a(4)
Variance Requested: 6.42 ft. side yard variance from
10 ft. to approximately 3.58 ft.
41 ft. subaqueous variance from
65 ft. to 24 ft.
This variance is for a deck.

Ms. Wickett said she would like to put a 12' deck on the front her house; it will maintain the same building line as her home on the sides. She currently has a porch that extends out 7'. She also mentioned her home was built prior to the existing zoning ordinance. Letters were submitted from neighbors in support of this request.

There was no public comment in this matter.

In response to Mr. Barancek's inquiry regarding the depth of the deck, the applicant indicated it will be 12' from the house to the last board where the railing will be and the stairs go down beyond that.

FACTS AND FINDINGS:

1. This is a lot of record substandard in width and buildable area for the zoning district in which it is located.

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
Minutes of September 18, 1996

APPROVED

2. The proposed deck side yard setback is no greater than the existing principal structure.
3. The proposed deck appears to present no health, safety or sight concerns to any of the adjoining neighbors.
4. The applicant has supplied letters of support from the adjoining neighbors.
5. The depth of the deck does drive the variance request.

There was some discussion regarding the depth of the deck, the stairs and the fact that the ordinance allows a certain amount of projection into side and rear yards for steps to access a principal structure. Mrs. Guertin was concerned that if the dimension to the subaqueous area includes the steps, it would actually allow the deck, plus the steps, to go to that 24' dimension. She suggested a new number was needed reflecting the dimension from the water to the deck itself, not including the steps. Upon explaining this to the applicant, it was agreed the request should be changed to a 35' subaqueous variance.

FACTS AND FINDINGS: (Continued)

6. The Board is acting on the drawing received September 16, 1996 and not the one initially submitted with the application.

MOTION:

Mr. Gruber moved in case #96-62, information per the agenda, to grant a variance from Section 509-4a(2) for a southerly side yard variance of 6.42' from 10' to approximately 3.58' that line being consistent with the principal structure on that property line for the proposed rear deck, and from 509-4a(4) for a 35' subaqueous variance from 65' to 30' for the main deck, not inclusive of the stairway which needs to meet ordinance and BOCA requirements. This variance is for a proposed deck on the water frontage of the existing principal structure. Mrs. Guertin supported the motion.

The motion carried with a unanimous roll call vote.

AGENDA ITEM #4:

Case #:	96-63
Complaint #:	None
Zoning:	R-1C
Sidwell #:	11-32-476-020
Property Address:	3235 West St.
Applicant/Owner:	Carolyn & Don Sartor
Ordinance Section:	508-4b(1) 508-4b(4)



OAKLAND COUNTY EXECUTIVE DAVID COULTER

HEALTH DIVISION

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

February 29, 2024

PAULA ANN BELLOVARY
ALEX BELLOVARY III
3773 ORCHARD DR
HIGHLAND MI 48356-1953

Permit Number: 128-23-000001
Parcel ID: 11-12-326-008
Application Tracking Number: 63354518

RE: REPAIR ON-SITE SEWAGE DISPOSAL SYSTEM AT 3773 ORCHARD DR, HIGHLAND, OAKLAND COUNTY, MI.

Dear Alex & Paula Bellovary:

This letter shall certify that the on-site sewage disposal system at the above referenced address has been evaluated by this Division. Based upon observable features it was determined that the system is in compliance with the Oakland County Health Division Sanitary Code, Article III.

Attached you will find a copy of your on-site sewage disposal system final inspection report.

Should you have any questions regarding the inspection process or require additional information regarding the maintenance of your system, please contact this office at (248) 858-1312.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services

Frank Rhodes, REHS
Senior Public Health Sanitarian
Environmental Health Services

cc: Highland Township Building Department



Legend

Well - Site

Existing Well

GPS Septic Tanks

Pump Chamber Lid

Alternative Treatment Unit

GPS Septic Field

Parcel Sketch Lines - Final

Dimension Line - Final

ENGINEERED RAISED
PRESSURE DOSE BED WITH
PRETREATMENT

100% CUT-DOWN

IRREGULAR SHAPED FIELD
~26 X 10 TREATMENT AREA

248 TOTAL SQUARE FEET

TWO (2) OBSERVATION PORTS

NEW 1,300 GALLON NORWECO
SINGULAR GREEN 960-500GPD
TNT THREE (3) COMPARTMENT
PRETREATMENT UNIT WITH
RISERS

NEW 540 GALLON (PLASTIC)
ONE (1) COMPARTMENT PUMP
CHAMBER WITH A RISER

INSTALLER:

BOLTON SEPTIC



0 0.002 0.004 mi

Oakland County Health Division
Oakland County, MI
2/27/2024, 4:28:51 PM

PERMIT#: **128-23-000001**

Parcel ID: 11-12-326-008

Application Tracking Number: 63354518

Property Address:

3773 ORCHARD DR

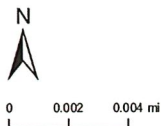
HIGHLAND MI 48356 -1953

Site Sketch PIN 11-12-326-008

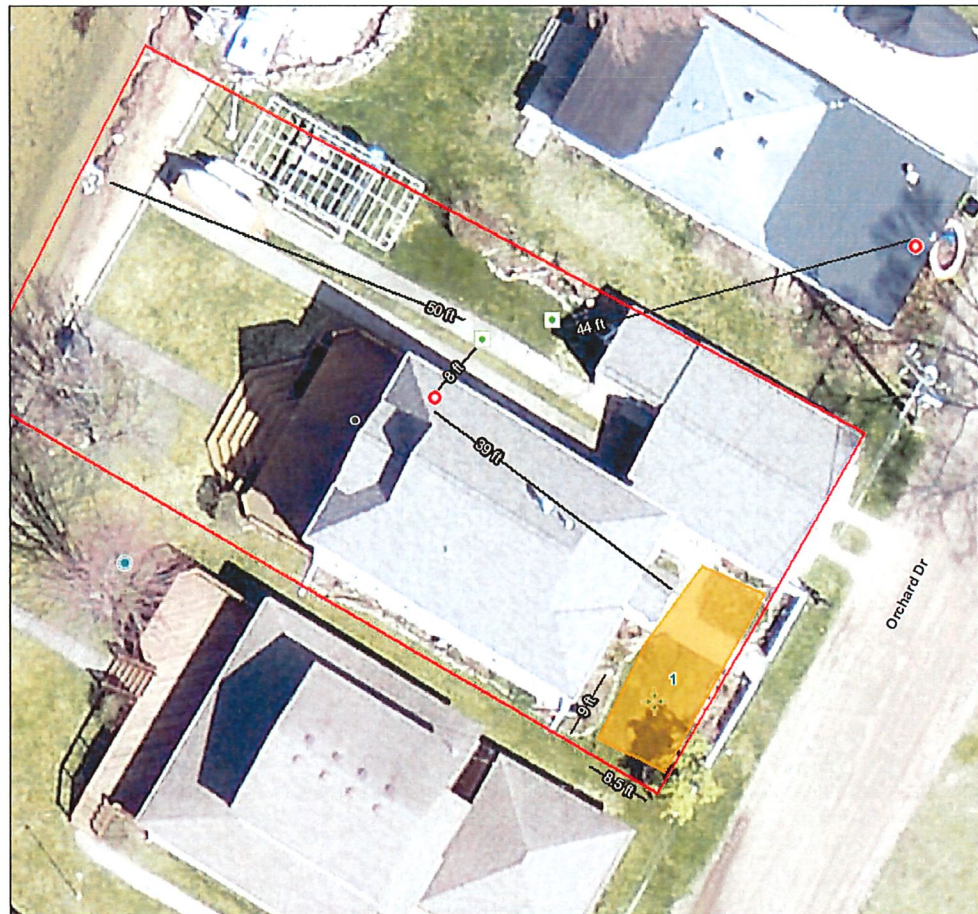
- Legend**
- Well - Site**
 - Existing Well
 - Septic Tank - Site**
 - Proposed
 - Septic Area - Site**
 - Initial Area
 - Parcel Sketch Lines - Site**
 - Dimension Line - Site**
 - GPS Well**
 - GPS Soil Borings**

INSTALL PER APPROVED
ENGINEERED PLAN BY
POWELL ENGINEERING.

JOB NO. 22-462
DATED 11/22/2022



Oakland County Health Division
Oakland County, MI
12/12/2022, 11:19:00 AM



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.

Current Deck



Proposed deck



Proposed deck





Charter Township of Highland (H) 11-12-326-008 **Active**

Print Layout: 2 per page ▼

Print Date: Date:

3773 Orchard Dr
Highland MI 48356-1953

View: Front

Structure: Primary

Photo Date: 09/04/2015



3773 Orchard Dr
Highland MI 48356-1953

View: Rear

Structure: Primary

Photo Date: 03/21/2012



3773 Orchard Dr
Highland MI 48356-1953

View: Side

Structure: Primary

Photo Date: 09/04/2015



3773 Orchard Dr
Highland MI 48356-1953

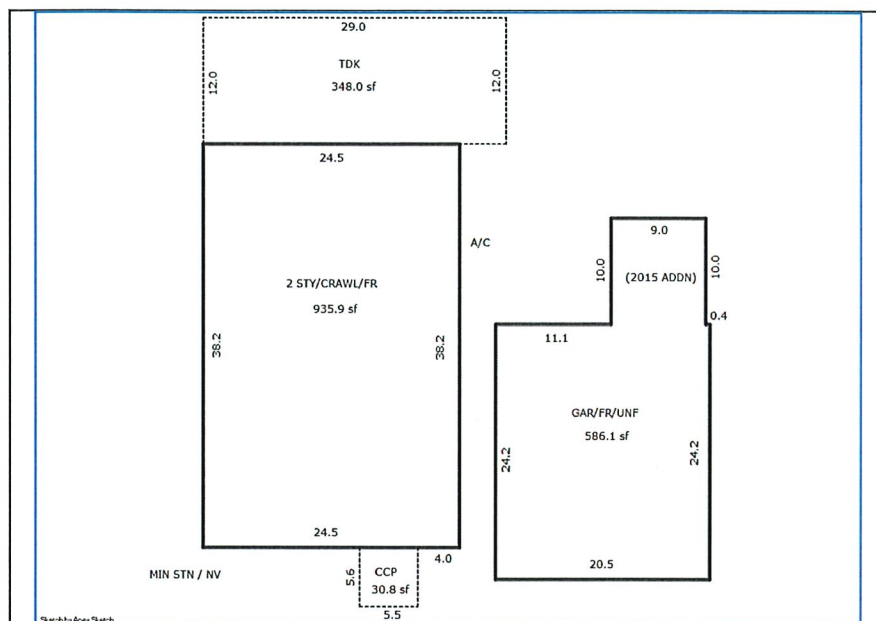
View: Front



Charter Township of Highland (H)

PIN: 11-12-326-008

PRINT DATE: 6/15/2026



3773 ORCHARD DR HIGHLAND MI 48356-1953

2 beds / 2 full baths / 0 half baths / 1872 sq ft

Residential Property Profile

11-12-326-008

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : ALEX BELLOVARY III & PAULA ANN BELLOVARY

Postal Address : 3773 ORCHARD DR HIGHLAND MI 48356-1953

Location Information

Site Address : 3773 ORCHARD DR HIGHLAND MI 48356-1953

PIN : 11-12-326-008 Neighborhood Code : LDL

Municipality : Charter Township of Highland

School District : 63220 HURON VALLEY SCHOOLS

Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 12 DUCK LAKE SUB LOT 257

Most Recent Sale Since 1994

Date : 04/19/2022

Amount : \$550,000 Liber : 57715:888
Grantee : BELLOVARY III, ALEXGrantor : WICKETT, SUZANNE M
BELLOVARY, PAULA ANN**Tax Information**

Taxable Value : \$248,508 State Equalized Value : \$285,940

Current Assessed Value : \$285,940 Capped Value : \$248,508

Effective Date For Taxes : 12/01/2025 Principal Residence : N/A
Exemption TypeSummer Principal : 100% Winter Principal Residence : 100%
Residence Exemption Exemption Percent
Percent**2024 Taxes****2025 Taxes**

Summer : \$5,275.74 Summer : \$5,424.55

Winter : \$3,019.13 Winter : \$3,069.66

Village : Village :

Lot Information

Description : ROLLING WATERFRONT Area : 0.117 ACRES

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Primary Structure

Structure	: Colonial/2Sty	Living Area	: 1872 SQ FT
Ground Floor	: 936 SQ FT	Year Built	: 1925
Effective Year	: 1985	Remodel Year	: 2005
Stories	: 2 Story	Rooms	: 9
Bedrooms	: 2	Full Baths	: 2
Half Baths	: 0	Fireplaces	: 0
Ext Walls	: Vinyl	Basement	: NO - CRAWL SPACE
Garage	: SEPARATE - 2 car (586 SQ FT)	Heat	: Forced Heat & Cool
Fuel Type	: Gas	Central Air	: Yes

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
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Porch Information

Type	Area
CCP (1 Story)	31 SQ FT
Treated Wood	348 SQ FT