



Memorandum

To: Zoning Board of Appeals
From: Lisa G. Burkhart, AICP
Zoning Administrator
Date: March 4, 2022
Re: Case 22-04
Applicant: Michael Krecek
Owner: Grant Charlick

The subject parcel is zoned LV – Lake and Village Single Family Residential. The minimum lot size requirement is 20,000 square feet. The parcel in this case is 0.288 acres (12, 545.28 sq. ft.)

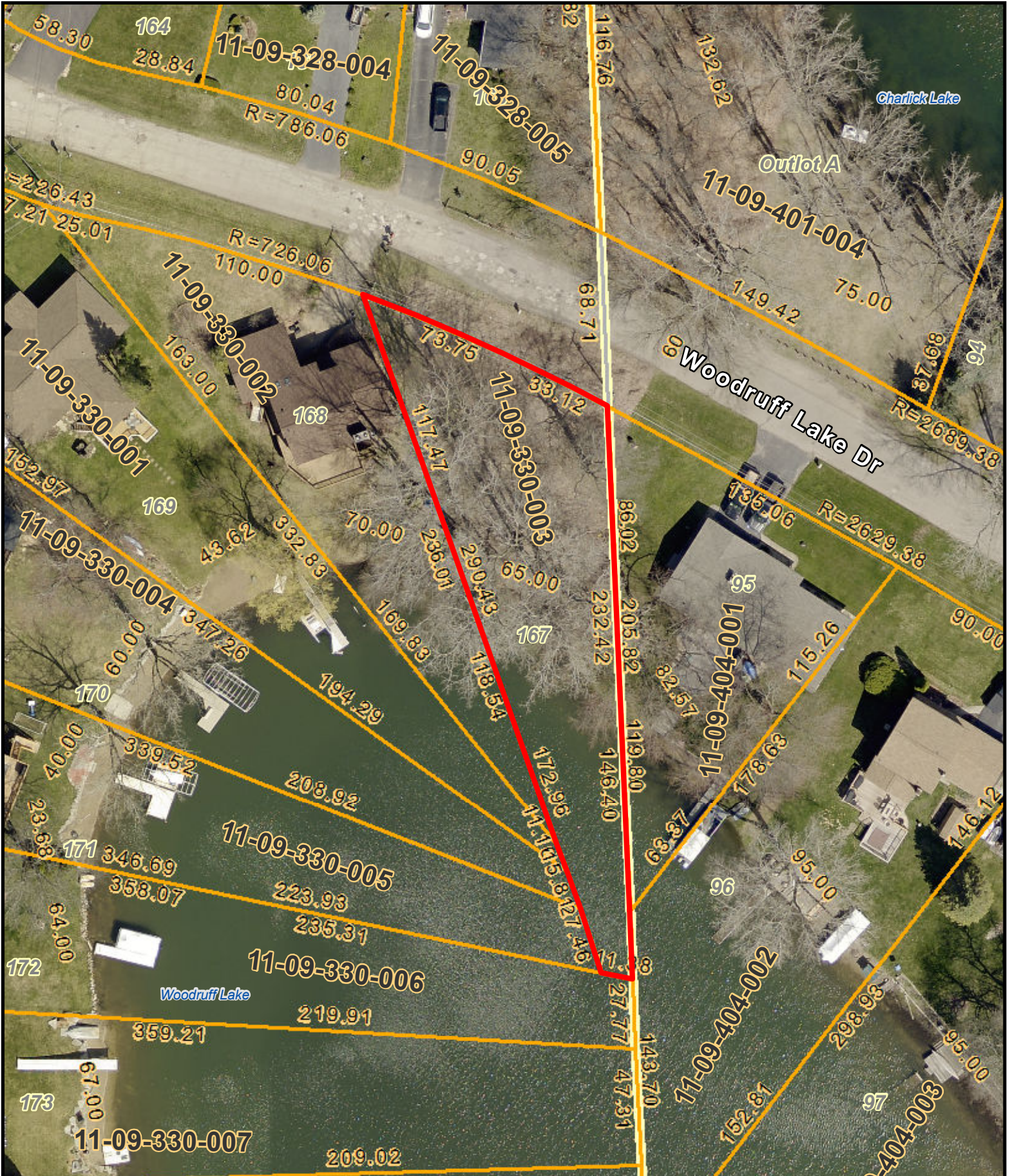
The request is for construction of a new house. Variances are requested from the front and ordinary high water mark requirement of the Zoning Ordinance. Additionally, the applicant is requesting a variance from the required first floor area requirement.

The applicant has provided a plot plan by Powell Engineering and Associates along with building elevations and floor plans. Staff has supplied assessing records and maps.

The applicant's stated practical difficulty is related to the size and shape of the parcel and Oakland County Health Division requirements.

Warm inside. Great outdoors.





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.



OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 2/17/2022

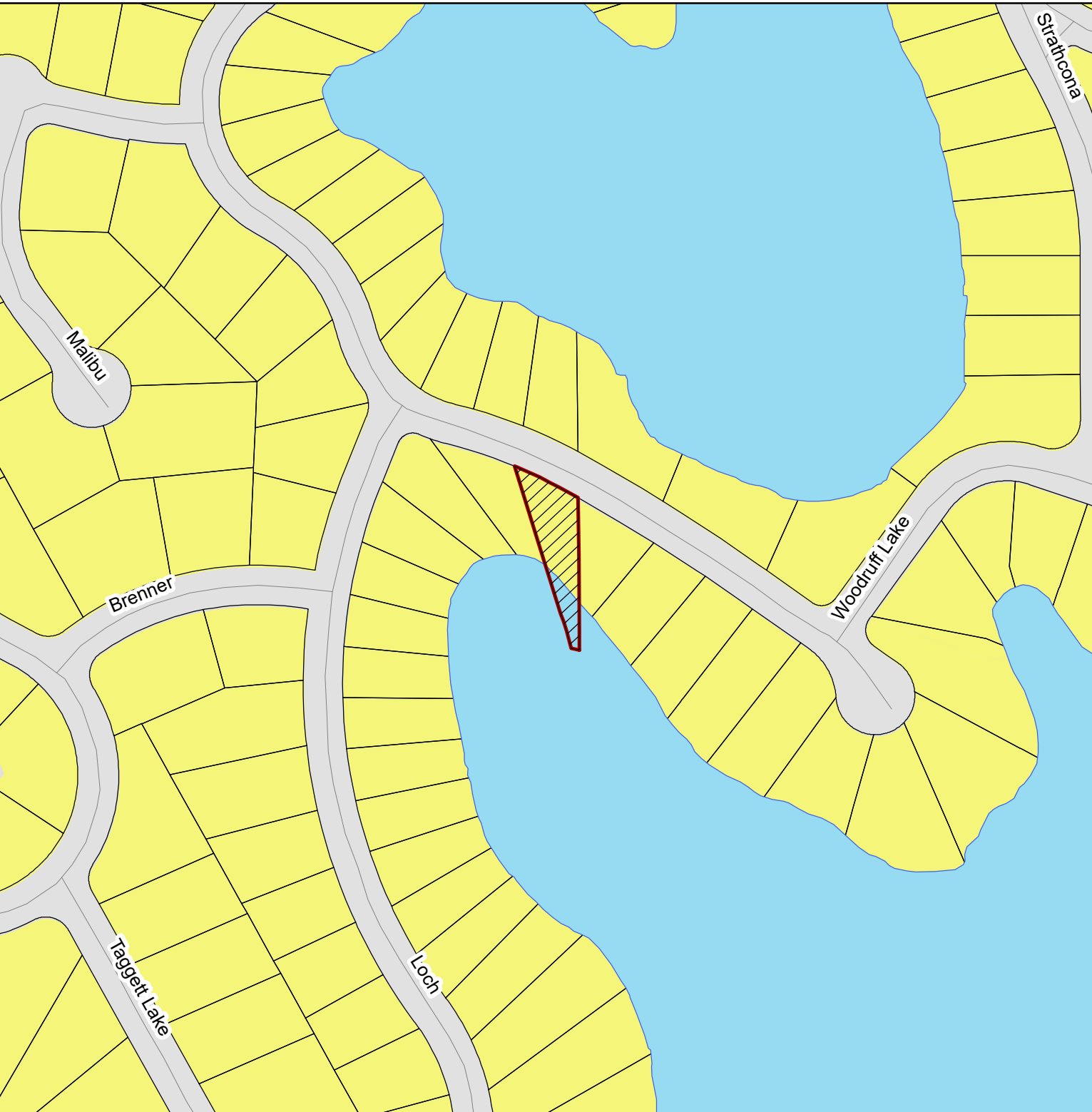
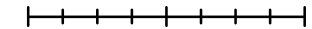
 NORTH
 1 inch = 50 feet

CASE 22-04

Krecek

-  11-09-330-003
-  LV

0 75 150 300 Feet



Case # 22-04

Hearing Date 3/16/22

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT	
NAME:	<u>Michael Krecek</u>
ADDRESS:	<u>525 Hillwood Road</u> <u>White Lake, MI 48383</u>
PHONE:	<u>989-430-2080</u>
EMAIL:	<u>mkrecek1952@gmail.com</u>

OWNER	
NAME:	<u>Grant Charlick</u>
ADDRESS:	<u>349 McPherson</u> <u>Highland, MI 48357</u>
PHONE:	<u>248-672-0983</u>
EMAIL:	<u>artisan_contracting@outlook.com</u>

PROPERTY ADDRESS: Vacant Woodruff Lake Rd (Lot 167 Highland Hills #3) ZONING: LV

PROPERTY TAX ID NO: 11-09-330-003

ORDINANCE SECTIONS BEING APPEALED: Section 9.02.B.1 and 9.02.D

VARIANCES REQUESTED: Variances needed to build a new home. Front yard setback from 30 ft to 15 ft and ordinary high water mark setback from 52 ft to 30 ft.

Applicant also needs a reduction in the required first floor square footage from 750 sq ft to 660 sq ft

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: Cannot identify a way to meet Oakland County Health Division requirements and Highland Township setback requirements.

I certify that all required information is shown on the attached plan and included on this form. I acknowledge that by signing this application, I am granting the right of the Zoning Board of appeals members, inspectors and administrators to conduct a site inspection of the subject property. All statements are true to the best of my knowledge.

SIGNATURE OF OWNER: [Signature] DATE: 2-16-2022

SIGNATURE OF APPLICANT: [Signature] DATE: 2/16/2022
Signature of applicant must be notarized.

Subscribed and sworn to before me this 16 day of Feb, 2022
Jennifer Bosh Notary Public
My Commission expires 06/16/2025

JENNIFER BOSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires June 16, 2025
Acting in the County of Oakland

APPLICATION FEE: \$ 275
Receipt # 1053929 Date Paid 2.16.22
Received by [Signature]

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
WORKSHEET

The worksheet is designed to help you understand the appeal process and to help you submit a complete application for review by the Zoning Board of Appeals. If you have any questions after reading this worksheet you may contact the Planning and Zoning Department for assistance.

HAVE YOU MET ALL OF THE FOLLOWING CRITERIA?

- 1) Does the characteristics of property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics?

Lot #167 of Highland Hills #3 is a smaller lot of irregular shape, almost a wedge.

- 2) What are the exceptional characteristics of the property for which the variance is sought?

The dimensions of the lot make it impossible to meet the requirements of the Oakland County Health Division for a septic system and the requirements of Highland Township for front yard setback and ordinary high water mark setback. By utilizing the services of an engineering firm (Powell Engineering), the applicant has secured a permit the from Oakland County Health Division to install an on-site sewage disposal system for a two-bedroom residence. Applicant now seeks necessary variance to build said residence.

- 3) Are the reasons that make compliance with the dimensional requirements of a personal nature?

No. Lot #167 is a lot of record within Highland Hills #3 subdivision and is similar to other lots within the neighborhood.

4) Has the difficulty been created by the current or previous owner?

No. The difficulty exists in trying to meet requirements of multiple governmental agencies.

5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

No. Applicant seeks permission to build a modest sized two-bedroom home that will fit in with the rest of the neighborhood.

6) Will the proposed variance be the minimum necessary?

I believe so. The proposed home is of modest size and the remaining lot space is needed for the septic system and related requirements from Oakland County.

Please note: Current owner applied for a ZBA variance on October 18, 2017 and received approval from this esteemed body. That proposal was for a home that was similar (although it had a larger footprint) than the current proposed home. He subsequently applied to Oakland County for the septic permit but was unsuccessful.

7) Have you included your proof of ownership with your application and worksheet?

Yes No

Signature C. Michael Krecek

11/30/21

EXISTING SITE CONDITIONS:

1. LOT CONTAINS APPROXIMATELY 0.286 ACRES OF LAND
2. EXISTING PROPERTY USE IS A VACANT LOT
3. PROPOSED PROPERTY USE IS A PROPOSED 2 BEDROOM HOUSE

SOILS:

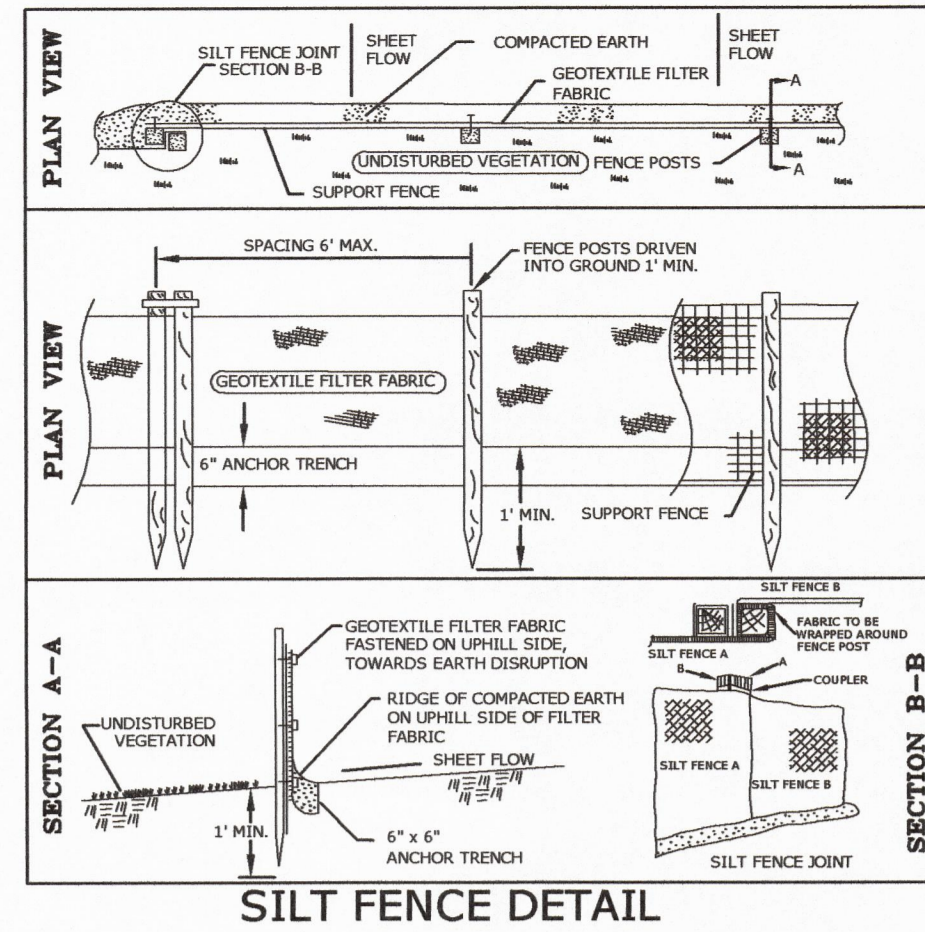
PK#1-
 12" TOPSOIL SANDY LOAM
 2' LOAMY SAND
 1' SANDY LOAM
 2' SAND/GRAVEL (WET)
 1' WATER SAND
 HSWT @ 4'
 GW @ 6'

PK#2-
 12" TOPSOIL SANDY LOAM
 2' LOAMY SAND
 1' SANDY LOAM
 2' SAND/GRAVEL (WET)
 1' WATER SAND
 HSWT @ 4'
 GW @ 6'

PK#3-
 18" TOPSOIL SANDY LOAM
 3' LOAMY SAND
 1.5' SAND (WET)
 1' WATER SAND
 HSWT @ 4.5'
 GW @ 6'

SOIL EROSION CONTROL STANDARD NOTES

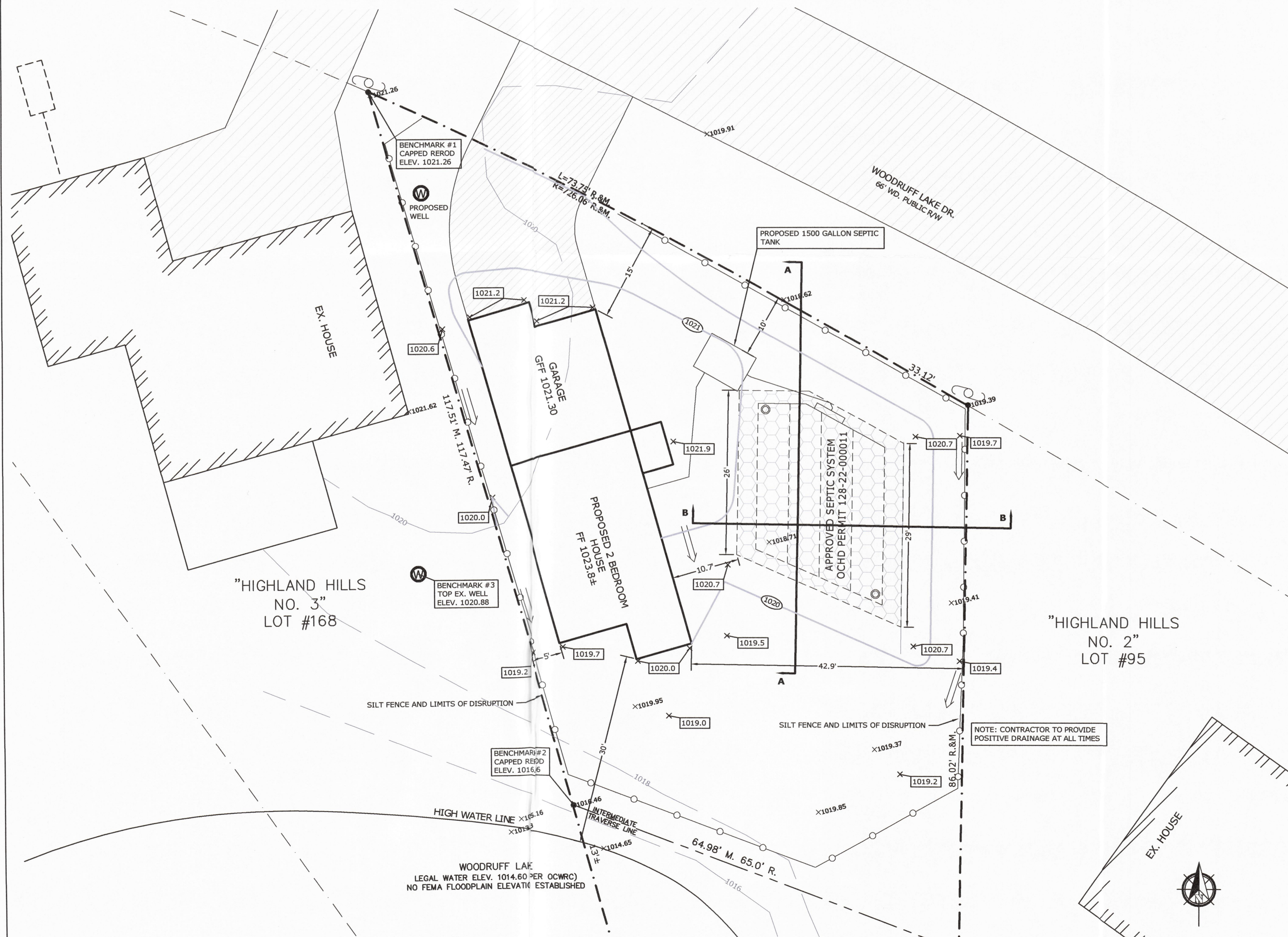
1. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER (OCWRC) AND HIGHLAND TOWNSHIP.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS.
4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHERE OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
5. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OFF THE WORK AREA.
6. THE CONTRACTOR SHALL PRESERVE OFF-SITE NATURAL VEGETATION AS MUCH AS POSSIBLE.
7. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
8. STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED USING THE APPROPRIATE VEGETATION WITHIN 5 DAYS OF COMPLETION OF FINAL GRADING.
9. THE CONTRACTOR SHALL SWEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE AS NEEDED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND SHALL PROVIDE ALL EQUIPMENT AND MATERIAL TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS.



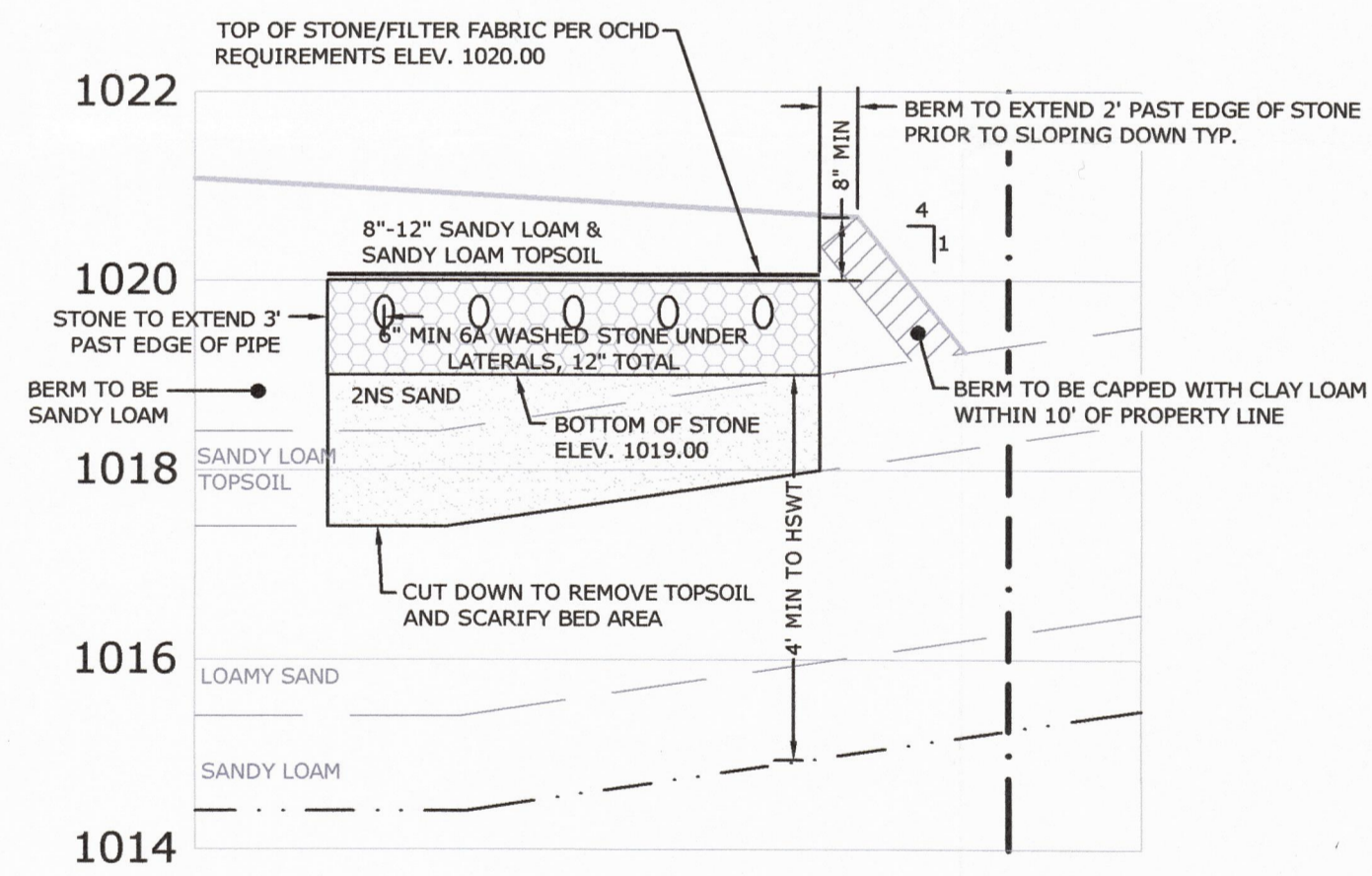
SILT FENCE DETAIL



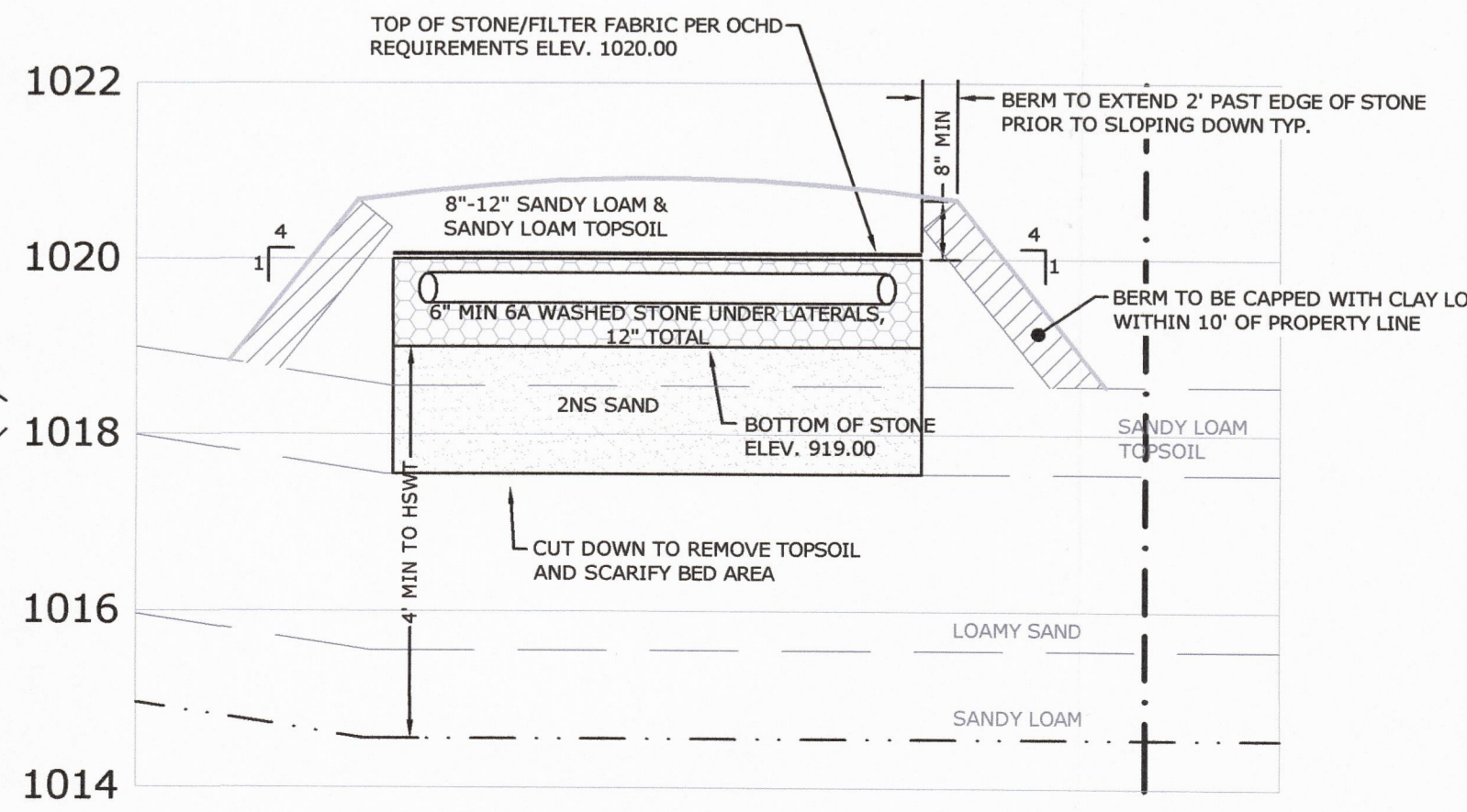
LOCATION MAP NO SCALE



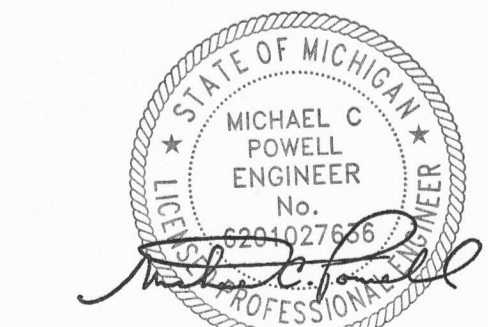
PLAN VIEW



CROSS SECTION B-B SCALE: HORIZ 1"=10' VERT 1"=2'



CROSS SECTION A-A SCALE: HORIZ 1"=10' VERT 1"=2'



PROPERTY INFORMATION:
 T3N, R7E, SEC 9 HIGHLAND HILLS NO 3 LOT 167
 TAX ID: 11-09-330-003
 ADDRESS: 00 WOODRUFF, HIGHLAND, MI 48357

CLIENT:
 MIKE KRECEK
 525 HILLWOOD ROAD
 WHITE LAKE, MI 48393
 989-430-2080

Consulting Civil Engineers
 "Engineering A Better Michigan"
Powell Engineering & Associates, LLC
 4700 Commestone Drive, White Lake, Michigan 48393
 P: 248.714.8995 info@powelleng.com

NOTE: AS AN AID TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THESE PLANS AND PROFILES IS TAKEN FROM FIELD SURVEY AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION/ELEVATION OF ALL UTILITIES AND STRUCTURES. IF THE CONTRACTOR DOES NOT VERIFY A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES / STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR CORRECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY YOUR SUPERVISOR AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

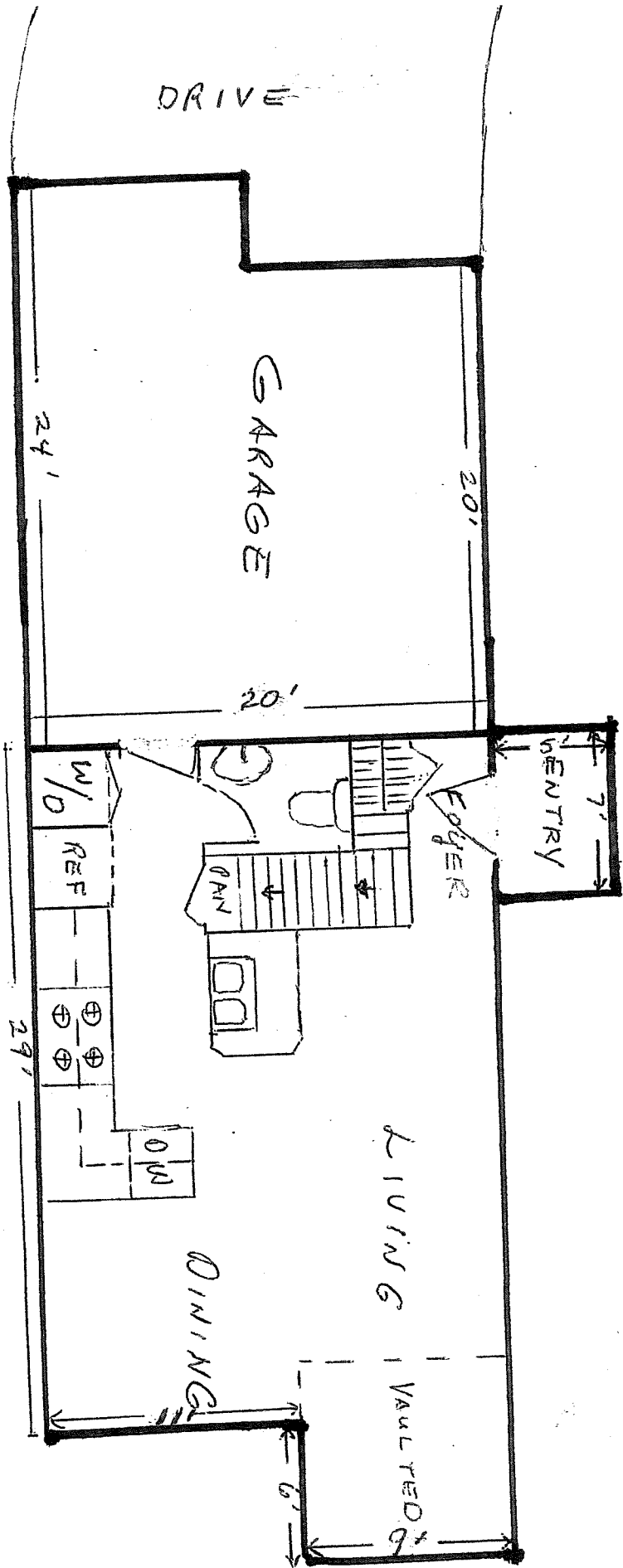
BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

KRECEK PLOT PLAN
 KRECEK PLOT PLAN
 00 WOODRUFF, HIGHLAND, MI 48357

ISSUE DATES
 HIGHLAND TOWNSHIP
 2/15/2022

DRAWN JFT
DESIGNED JFT
APPROVED MCP
P.E. JOB No. 21-525
SCALE AS SHOWN
1
 SEPTIC

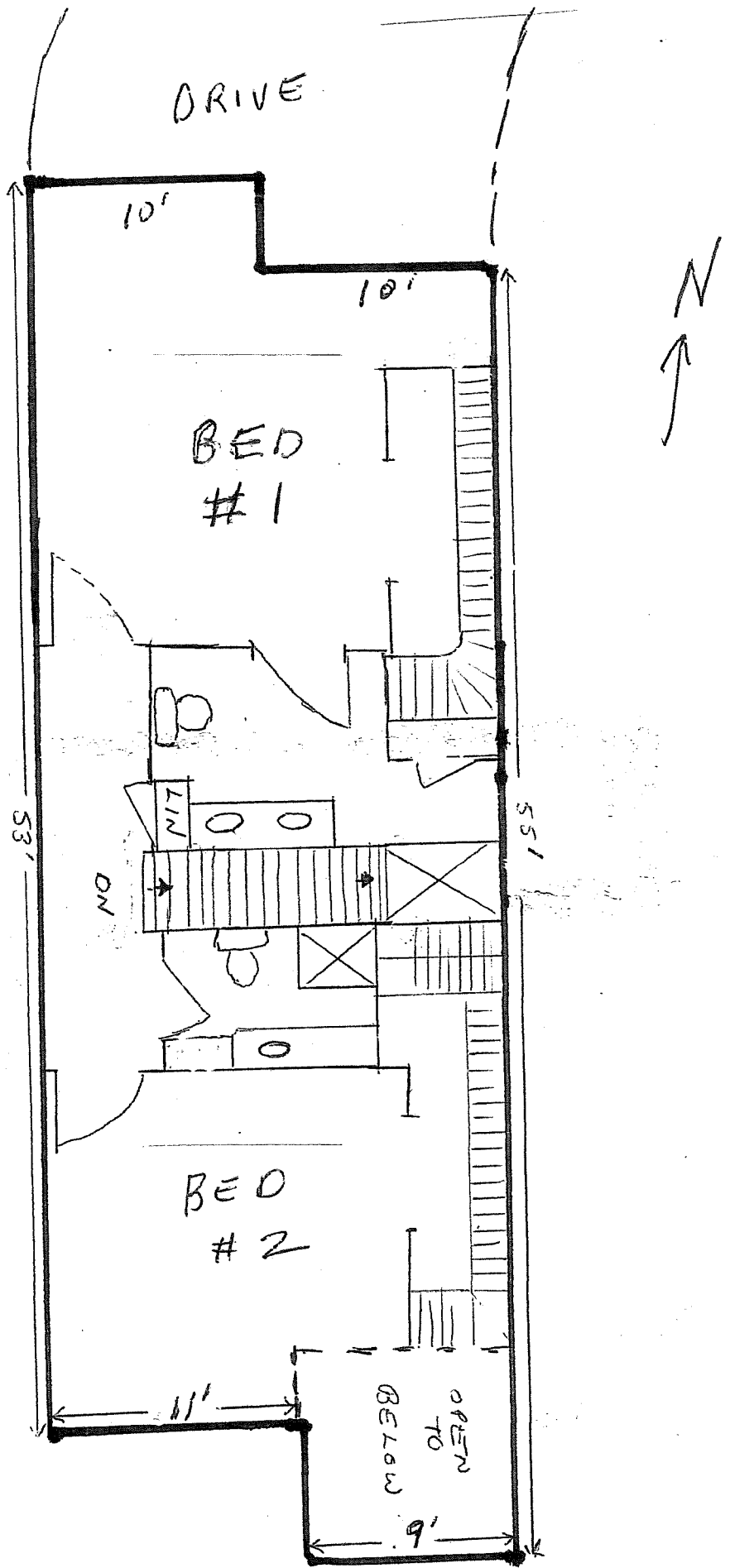
WOODRUFF LAKE DR
HIGHLAND TWP
HIGHLAND HILLS #3
LOT 167



FLOOR PLAN
1ST FLOOR
1.5 IN = 10 FT

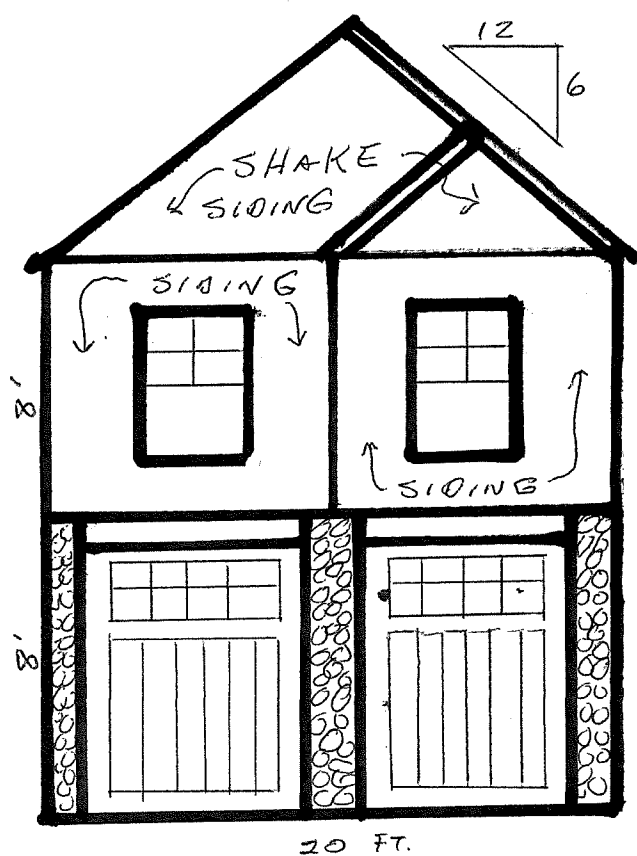
PREPARED BY:
MIKE KRECEK

WOODRUFF LK. DR.
HIGHLAND TWP
HIGHLAND HILLS #3
LOT 167



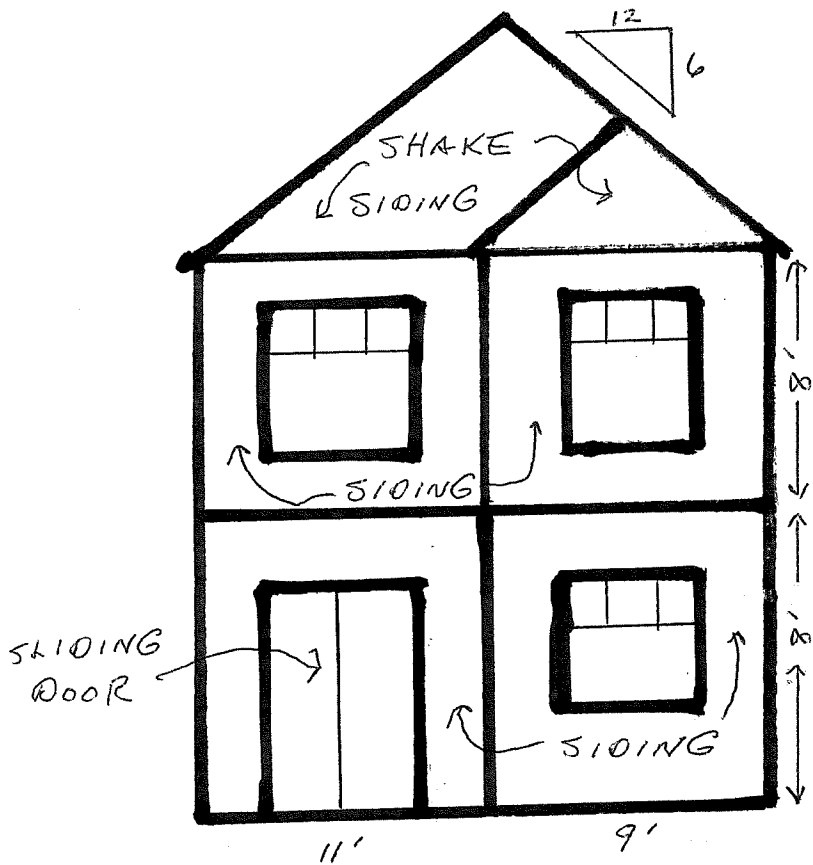
FLOOR PLAN
2ND FLOOR
1.5 IN = 10 FT.

PREPARED BY:
MIKE KRECEK



FRONT (ROADSIDE)
ELEVATION

1.5 IN ≈ 10 FT.

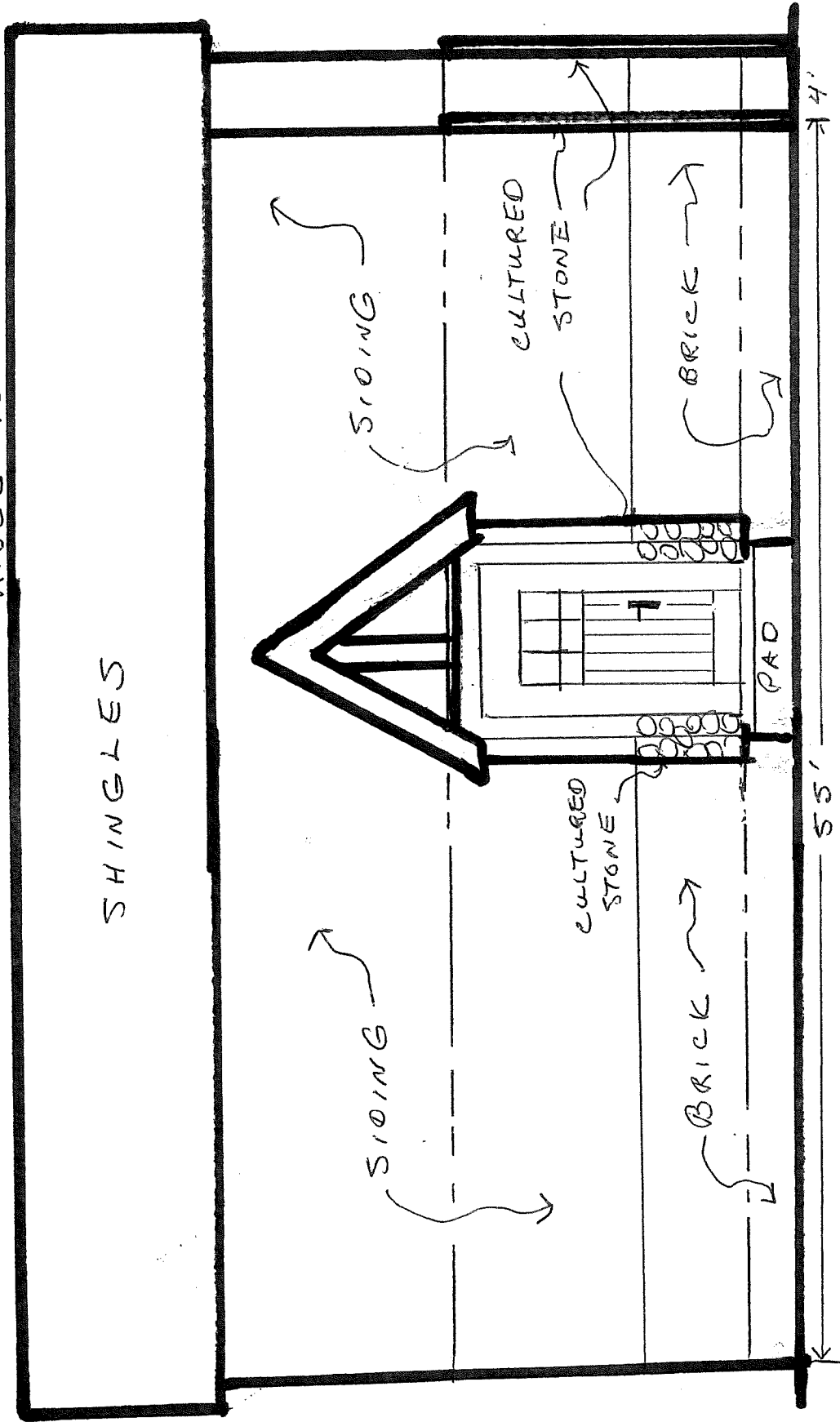


REAR (LAKESIDE)
ELEVATION

1.5 IN = 10 FT.

RIDGE VENT

SHINGLES



SHINGLES

CULTURED STONE

BRICK

SHINGLES

CULTURED STONE

BRICK

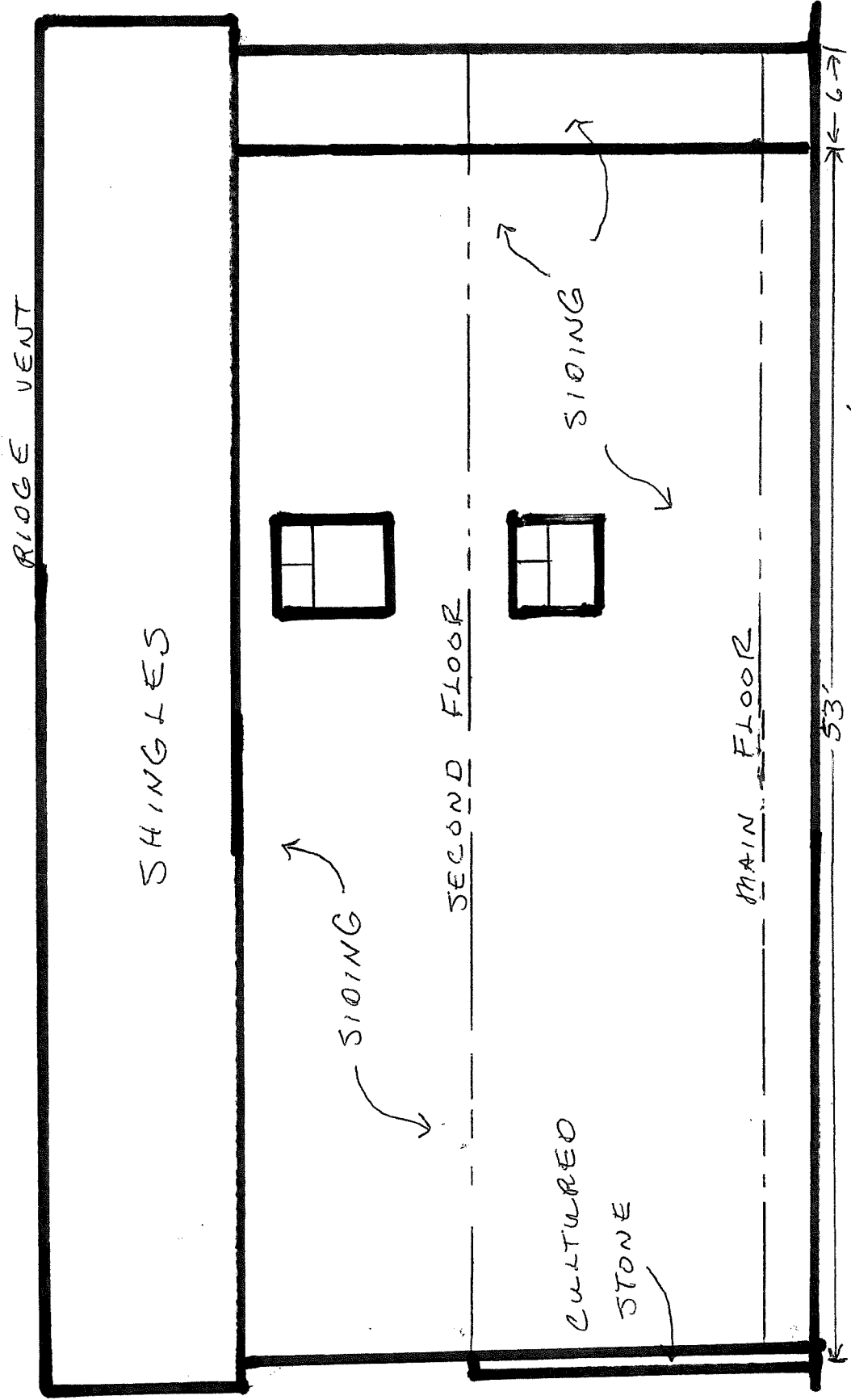
PAD

55'

4'

LEFT SIDE (ENTRY) ELEVATION

1.5 IN S 10 FT.



RIGHT SIDE ELEVATION

1.5 IN @ 10 FT.

No property address available

beds / full baths / half baths / sq ft



Residential Property Profile

11-09-330-003

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) : GRANT CHARLICK
Postal Address : 349 MCPHERSON HIGHLAND MI 48357-4638

Location Information

Site Address : No property address available
PIN : 11-09-330-003 Neighborhood Code : LWT
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 409 Residential - Vacant Waterfront

Property Description

T3N, R7E, SEC 9 HIGHLAND HILLS NO 3 LOT 167

Most Recent Sale Since 1994

Date : 12/27/2017
Amount : \$38,000 Liber : 51471:753
Grantor : CHURA, PATRICK
CHURA, INEZ Grantee : CHARLICK, GRANT

Tax Information

Taxable Value	: \$14,340	State Equalized Value	: \$14,340
Current Assessed Value	: \$14,340	Capped Value	: \$14,540
Effective Date For Taxes	: 12/01/2021	Principal Residence	: N/A
		Exemption Type	
Summer Principal Residence Exemption Percent	: 0%	Winter Principal Residence Exemption Percent	: 0%
2020 Taxes		2021 Taxes	
Summer	: \$575.30	Summer	: \$573.66
Winter	: \$445.42	Winter	: \$444.50
Village	:	Village	:

Lot Information

Description : ROLLING Area : 0.288 ACRES



Charter Township of Highland (H) 11-09-330-003 Active

Print Date: Date

View: Front

Structure: Primary

Photo Date: 07/10/2018



View: Front

Structure: Primary

Photo Date: 07/10/2018



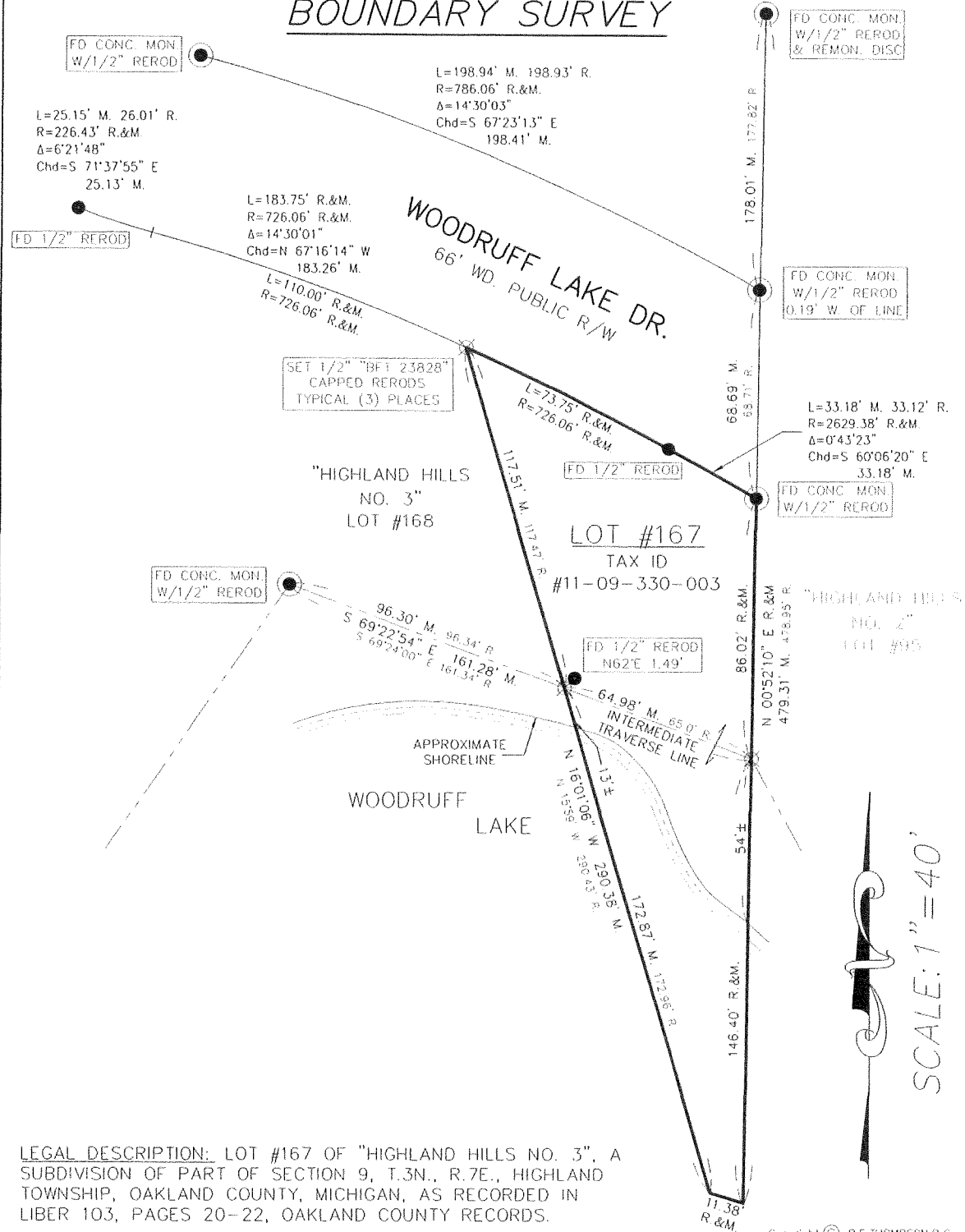
View: Front

Structure: Primary

Photo Date: 11/03/2021





BOUNDARY SURVEY



LEGAL DESCRIPTION: LOT #167 OF "HIGHLAND HILLS NO. 3", A SUBDIVISION OF PART OF SECTION 9, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 103, PAGES 20-22, OAKLAND COUNTY RECORDS.

Copyright © B.F. THOMPSON, P.C.

BASIS OF BEARING: EAST LINE OF "HIGHLAND HILLS NO. 3" = N 00°52'10" E PER PLAT	
NTS= Not to Scale (R)=Recorded (M)=Measured (C)=Calculated ●=Found Iron ⊗=Set Iron *---* =Fence	
TAX I.D. #11-09-330-003	CERTIFIED EXCLUSIVELY TO: ARTISAN CONTRACTING Closure error: 1/12,334
	LOCATION: SW 1/4, SEC. 9, T.3N., R.7E., HIGHLAND TWP., OAKLAND CO.
	SCALE: 1"=40' DATE: 9-5-17 BY: NDT JOB# 17-4149 SH. 1 of 1
	I hereby certify that this survey was prepared by me, or under my direct supervision, and that all of the requirements of P.A. 132, 1970 have been complied with.
When recorded return to: B.F. Thompson, P.C.	 Brad F. Thompson, P.E., P.S.#23828
B.F. THOMPSON, P.C. 517/ 548-3142 FAX 517/ 548-0049	Registered Professional Engineer & Land Surveyor 1520 Gully Road, Howell, Michigan 48845