



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: September 4, 2024
Re: ZBA24-19
2810 Allison Lane
11-17-101-020
Applicant: Elizabeth Neville
Owner: Elizabeth & Robert Neville

The subject parcel is zoned RPUD – Residential Planned Unit Development. The parcel size is approximately 0.927 acres. This is a parcel in the Hickory Shores subdivision and has an approved building envelope.

The required setbacks for this parcel are as follows:
Front yard: 30 feet
Ordinary High-water mark: 40 ft
Side yards: 10 ft

This request is for a 12-foot variance from the required 40-foot ordinary high-water mark setback to 28-feet provided for an approximately 650 square foot uncovered deck and stairs. This request is for a variance from Section 7.02.C.5. of the Zoning Ordinance.

The applicant has provided a scaled site plan and elevations. Staff has supplied assessing records, a zoning map, an aerial approximation of the property, the building envelopes for Hickory Shores as described in the original approval of the subdivision, and Section 7.02. of the Zoning Ordinance.

Case # 24-19

9/4/24

Hearing Date 8/4/2024

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT	
NAME:	<u>Elizabeth A. Neville</u>
ADDRESS:	<u>2810 Allison Lane</u>
	<u>Highland, Michigan 48357</u>
PHONE:	<u>631-987-2610</u>
EMAIL:	<u>eanclerk@gmail.com</u>

OWNER	
NAME:	<u>Robert F. Neville</u> <u>Robert L. Neville</u>
ADDRESS:	<u>Elizabeth A. Neville</u> <u>2810 Allison Lane</u>
	<u>Highland, MI 48357</u>
PHONE:	<u>631-987-2610</u>
EMAIL:	<u>eanclerk@gmail.com</u>

PROPERTY ADDRESS: 2810 Allison Lane, Highland, Michigan 48357

ZONING: RPU b Residential

PROPERTY TAX ID NO: H-11-17-101-020

ORDINANCE SECTIONS BEING APPEALED: 7.02.C.5.

VARIANCES REQUESTED: 12ft variance from required 40ft ordinary high-water mark setback to 28ft provided

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

The practical difficulty arises from the unique combination of the property's irregular lakeshore shape and the challenging topography, which includes elevated and uneven terrain surrounding the existing deck. This layout restricts the viable options for extending the deck to accommodate safe and functional outdoor living space. The current narrow deck does not allow for practical use, particularly because the areas on either side of the existing structure are not suitable for expansion due to the steep grades and the basement door's position.

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: Elizabeth Ann Neville DATE: 7/30/2024

SIGNATURE OF APPLICANT: Elizabeth Ann Neville DATE: 7/30/2024

Signature of applicant must be notarized.

Subscribed and sworn to before me this 30 day of July, 2024
Jennifer Bosh Notary Public
My Commission expires 06.16.25

APPLICATION FEE: <u>\$275.00</u>
Receipt# <u>1060512</u> Date Paid <u>7/30/24</u>
Received by <u>[Signature]</u>

Form revised 12/21/2015
S:\Planning Department New Folder\Zoning Board of Appeals\forms\ZBA Application form

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

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) Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics? If so, please describe here.

Yes, the characteristics of the property include both an irregular shape and challenging topography.

The plot is uniquely shaped due to its alignment along the lakeshore, which not only dictates an irregular perimeter but also impacts the usable space for structures like decks.

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

No, the project cannot be redesigned to meet the zoning requirements without the need for a variance due to the unique physical constraints of the property. The existing hills and the specific placement of the house, particularly with a basement door that opens underneath the current deck limit the feasible areas for expansion. This section of the deck is the only viable option for extension.

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

No, the reason for the variance request is not of a personal nature but is driven by the unique topographical characteristics of the property, including hills and the elevated ground surrounding the existing deck structure.

These conditions necessitate a specific design solution that extends the deck to make it usable and safe, thereby aligning with the functional and aesthetic requirements of lakeside property usage.

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

No, the challenges associated with the deck extension are primarily due to the original siting and architectural design of the house in relation to the natural topography of the lakeside property.

These factors were established when the house was initially built and are inherent to the property's location and landscape, not a result of actions taken by the current or previous owners.

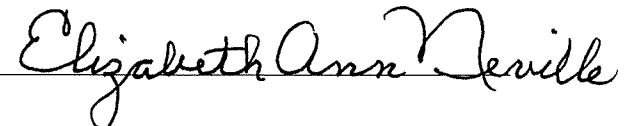
5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

No, the proposed variance will not be harmful to or significantly alter the essential character of the area; rather, it will enhance the aesthetic and functional qualities of the neighborhood.

The design and extension of the deck are in keeping with the lakeside community's standards, where similar structures are common.

6) Will the proposed variance be the minimum necessary?

Yes, the proposed extension of the deck by 12 feet is the minimum necessary to achieve a functional outdoor space that safely accommodates access to and from the basement door beneath it, while also respecting the natural topography and ensuring structural integrity. This extension is carefully calculated to meet usage needs without exceeding what is necessary for functionality and safety, ensuring minimal impact on the lake setback.

Signature 

Sec. 7.02. Residential Open Space Planned Unit Developments (RPUD).

- A. *Intent.* The Residential Open Space Planned Unit Development (RPUD) option is intended to provide an alternative to traditional residential subdivision design in a manner that encourages the preservation of rural character, large areas of open space and greenways, protects valuable natural resources, enhances ecological functions, and requires excellence in site design. These regulations are not intended as a device for subverting the zoning regulations and standards of the Township, nor the planning concepts upon which the ordinance is based. Specifically, the RPUD option is intended to achieve the following purposes:
1. Permit flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
 2. Foster responsible stewardship of the natural environment resulting in the long term protection and preservation of natural resources and natural features.
 3. Encourage retention of the rural atmosphere including the preservation of historic and cultural resources.
 4. Incorporate design elements that unify the site through public amenities, landscaping, lighting, coordinated signage, and pedestrian walks and pathways.
 5. Encourage the use of naturalized landscape design and architectural design that is compatible with the rural surrounding.
- B. *Eligibility.*
1. RPUD designation of a parcel(s) is an amendment of the official zoning map, subject to the review procedures and standards outlined in Article 19, Changes and Amendments, as well as those of this section. To be eligible for RPUD approval, the applicant must demonstrate that the following criteria will be met:
 - a. The intent of Section 7.02.A, Intent.
 - b. One (1) or more of the following benefits will be provided:
 - i. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or
 - ii. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations.
 - c. The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads, and utilities.
 - d. The proposed development shall be consistent with the public health, safety, and welfare of the Township.
 - e. The proposed development shall minimize any negative environmental impact on the subject site or surrounding land.
 - f. The proposed development shall minimize any negative economic impact upon surrounding properties.
 - g. The proposed development shall be consistent with the Highland Township Master Plan.

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- h. All property within the RPUD shall be under the ownership or control of a single entity with responsibility and authority for completing the project in conformity with the approved plan. This provision shall not prohibit a transfer of property ownership or control provided that the Township is notified and that any successors shall be bound by conditions of approval.

C. *Design standards.*

1. *Permitted uses within an RPUD.* Any principal or accessory use allowed by right within the Residential districts as listed in Article 4, District Regulations, Section 4.05, Agricultural and Rural Residential District and Section 4.06, Residential Districts, may be permitted in an RPUD.
2. *Density.* An RPUD project shall not be developed more dense than one (1) dwelling unit per five (5) acres for parcels designated Agricultural and Rural Residential on the Master Plan or one dwelling unit per one and a half (1.5) acres for parcels designated Medium and Small Lot Residential or Open Space Residential in the Master Plan except as may be modified by bonus density granted by the Planning Commission under this Section. The Planning Commission will determine the maximum number of dwelling units for each RPUD based on a review of a sketch parallel plan submitted by the applicant during the preliminary site plan review as described in section 7.02.E.3, Procedures for Review and Approval.
3. *Density bonus for exemplary projects.* The Planning Commission and Township Board may allow a variable density credit pursuant to this section. In order to qualify for such increase in density, the applicant shall demonstrate to the satisfaction of the reviewing body that the proposed project exhibits design excellence and exceeds the minimum standards for RPUD eligibility. The bonus density may be awarded for incorporation of the following design elements or planning principles, up to a maximum of thirty (30) percent, in combination as follows:
 - a. Up to ten (10%) percent: For providing dedicated open space configured to preserve and to protect high quality natural features in a non-fragmented fashion and to provide connectivity both within and beyond the development boundaries. Open space shall not consist of long, narrow strips, unless used to conserve a linear natural feature. The density bonus shall be generally awarded on a scale ranging from three (3%) percent for developments dedicating thirty (30%) percent of the gross site area as open space, up to ten (10%) percent for sites dedicating seventy (70%) percent of the gross site area as open space. No bonus density shall be awarded under this provision for sites dedicating less than thirty (30%) percent open space, or for open space that does not satisfy the standards of Section 7.02.C.3, Density Bonus for Exemplary Projects. The reviewing body may adjust the scale (not to exceed ten (10%) percent) based on the percentage of units which have direct access to open space.
 - b. Up to five (5%) percent: For providing a landscaped perimeter screen in excess of one hundred (100) feet in depth.
 - c. Up to ten (10%) percent: For providing central water and sanitary sewer service.
 - d. Up to ten (10%) percent: For other design strategies which provide a clear benefit to the residents of the RPUD, the surrounding area and the Township as a whole. The percentage of bonus density shall be determined at the discretion of the Planning Commission based on the expected benefit to the community and the preservation of any unique or significant features of the proposed site.

When the end density calculation results in a whole number of units plus a fractional portion of a unit, the fractional portion shall be rounded up to an additional whole number for decimal equivalents equal to 0.50 or larger, and down to zero for decimal equivalents less than 0.50.

4. *Dimensional requirements.* Once the density has been established, the allowable number of dwelling units may be clustered with lot areas and widths reduced below the minimum requirement of the pre-

RPUD zoning district, provided that the open space within the development equals or exceeds the total area of lot area reduction.

5. *Setbacks within the RPUD project.* The setback requirements of the pre-RPUD zoning district shall be used as guidelines for the RPUD. To encourage flexibility and creativity consistent with the intent of the RPUD regulations, the Township may permit specific departures from the requirements of the Zoning Ordinance. A table shall be provided on the site plan that lists all deviations and regulatory modifications. Deviations shall only be approved through a finding by the Planning Commission that the deviation will result in a higher quality of development that would not be possible using conventional zoning standards. Only those deviations consistent with the intent of this Article shall be considered.
6. *Open space.*
 - a. When completed, the development shall have at least twenty percent (20%) of the gross site area in the development devoted to open space, which shall remain in its natural state and/or be restricted for use for active and/or passive outdoor recreational purposes harmonious with peaceful, single-family residential uses in and surrounding the development per the requirements of Section 7.04, Open Space Preservation Provisions.
 - b. Open space shall be provided along the exterior public roads with a depth of at least one hundred (100) feet, either landscaped or preserved in a natural wooded condition.
 - c. There shall be a perimeter setback and buffering, of up to one hundred (100) feet, taking into consideration the use or uses in and adjacent to the development. The setback distance shall be recommended by the Planning Commission, and need not be uniform at all points on the perimeter of the development.
 - d. The Planning Commission may recommend a reduction of the perimeter setback and buffering in cases where the density of the proposed use is compatible with adjacent uses and/or natural features such as woodlands and topographical features provide adequate buffering to protect adjacent uses.
 - e. If natural features, such as woodlands and topographical features, do not provide adequate buffering from adjacent property, the perimeter setback shall include noise reduction and visual screening mechanisms such as landscaping, berms and/or decorative walls.
 - f. The amount of open space, including the area and percentage of the site, shall be specified on the site plan.
 - g. In addition to preservation of the most important natural features, additional open space shall be located and designed to achieve the following: provide areas for active recreation; provide areas for informal recreation and pathways convenient to the majority of the residents within the development; connect into adjacent open space, parks, bike paths or pedestrian paths; provide natural greenbelts along roadways to preserve the rural character as viewed from the roads; and to preserve a buffer from adjacent land uses where appropriate.
- D. *Procedure for review and approval.* Prior to construction of an RPUD project, the applicant shall obtain the required reviews and approvals as described below:
 1. *Pre-application meeting.* Prior to the submission of an application for planned unit development approval, the applicant is required to meet with the Zoning Administrator to review required information and procedures as required in Section 5.03B, Pre-Application Meeting.
 2. *Application submittal.* The applicant shall apply for sketch plan review following the procedures and standards outlined in Section 5.03, Site Plan and Sketch Plan Review Procedures and Requirements. The following supplemental application materials are also required:

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- a. A parallel sketch plan that meets the requirements set forth in Article 5, Site Plan Review, Procedures and Standards. A parallel plan shall represent a design of the parcel showing the number of lots that could be developed on the site in accordance with the underlying zoning district.
 - b. A Natural Features Inventory and Stewardship Plan as required in Section 15.02, Natural Features and Inventory and Stewardship Plans.
 - c. An area analysis which shows the location of the project in relation to existing and proposed uses in the surrounding area.
 - d. A project narrative report shall also be submitted by the applicant providing a description of the project and proposed uses, the market concept and feasibility of the project, the manner in which the criteria set forth in Sections 7.02.B, Eligibility, have been met, and the known deviations from current Ordinance requirements and standards.
3. *Sketch plan review procedure.*
 - a. *Staff/consultant review.* The Zoning Administrator shall submit the application, sketch plan and supporting materials to the appropriate staff, consultants, committees or agencies for review and comment.
 - b. *Planning Commission action.* The parallel sketch plan and all supporting information shall be scheduled for a public hearing and review before the Planning Commission. Notice for the public hearing shall meet the requirements for a zoning amendment, as set forth in Section 3.10, Public Hearing Notice. The Planning Commission shall review the sketch plan and all supporting information and make a recommendation to the Township Board. The Planning Commission shall determine the appropriate number of units, and consider whether the project maintains compatibility with surrounding uses, meets the intent of Section 7.02.A, Intent, and satisfies the eligibility criteria of section 7.02.B, Eligibility.
 - c. *Township Board action.* Upon receiving the recommendation of the Planning Commission, the Township Board shall review the sketch plan and all supporting information and take one of the following actions:
 - i. *Approval.* Upon finding that the sketch plan meets the criteria set forth in Section 7.02.B, Eligibility, the Township Board shall grant preliminary approval. Upon approval, the applicant may proceed to preparation of the site plan, but shall not bind the Township Board to approval of the site plan.
 - ii. *Tabling.* Upon finding that the sketch plan does not meet the criteria set forth in Sections 7.02.B, Eligibility, but could meet such criteria if revised, the Township Board may table action until a revised sketch plan is resubmitted. The Township Board may refer a tabled sketch plan back to the Planning Commission for additional review.
 - iii. *Denial.* Upon finding that the sketch plan does not meet the criteria set forth in Sections 7.02.A, Intent and 7.02.B, Eligibility, the Township Board shall deny preliminary approval.
 4. *Site plan review.* Within six (6) months following receipt of Township Board approval of the sketch plan, the applicant shall submit a site plan and supporting materials conforming to this Section. If a site plan is not submitted by the applicant for final approval within six (6) months following the date of the Township Board sketch plan approval, the sketch plan approval becomes null and void. An extension of the sketch plan approval beyond the specified period may be granted by the Township Board if such request is made to the Township prior to the six (6) month expiration period.
 - a. *Information required.* A site plan and application for approval of a RPUD shall contain the following information:

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- i. A site plan meeting all requirements of Article 5, Site Plan Review Procedures and Standards, Site Plan and Table 5.2, Sketch Plan Submittal Requirements.
 - ii. A separately delineated specification of all deviations from this ordinance which would otherwise be applicable to the development proposed in the absence of this planned unit development article.
 - iii. A specific schedule of the intended development including phasing or timing.
 - iv. A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features.
 - v. A specification of the exterior building materials for the structures proposed in the project.
 - vi. A draft of the proposed master Deed and Bylaws, if applicable.
 - vii. Signatures of all parties having an interest in the property.
- b. *Staff/consultant review.* The Township shall submit the site plan, and supportive materials to appropriate staff, consultants, committees or agencies for review and comment.
 - c. *Planning Commission review.* The site plan shall constitute an application to amend this Ordinance, and shall be noticed for public hearing as a zoning amendment before the Planning Commission. The Planning Commission shall, to the extent it deems appropriate, submit detailed recommendations relative to the RPUD project including, without limitation, recommendations with respect to matters on which the Township Board must exercise discretion.
 - d. *Township Board review.* After receipt of the Planning Commission's recommendation, the application shall be noticed for public hearing as a zoning amendment before the Township Board. The Township Board shall review and deliberate upon the requested RPUD rezoning and terms of the proposed development agreement. The Township Board may approve, deny or approve with a list of conditions made part of the approval. The Township Board may require a resubmittal of the application reflecting the conditions for approval by the Planning Commission, Planning Director or Township consultants if appropriate.
- E. *Effect of approval.* When approved, the RPUD amendment, with all conditions imposed, if any, shall constitute the land use authorization for the property, and all improvements and uses shall be in conformity with such amendment. Notice of adoption of the final RPUD plan and development agreement shall be recorded at the Oakland County Register of Deeds. The official zoning map of Highland Township shall be revised to reflect the approval.
- F. *Resolution of ambiguities and ordinance deviations.* The Township Board, based upon the recommendation of the Planning Commission, shall resolve all ambiguities as to applicable regulations using the Zoning Ordinance, the Highland Township Master Plan, and other Township standards or policies as a guide.

Notwithstanding the immediately preceding standards, deviations with respect to such regulation may be granted as part of the overall approval of the RPUD, provided there are features or elements demonstrated by the applicant and deemed adequate by the Township Board upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this Article.

G. *Conditions.*

1. Reasonable conditions may be required with the approval of an RPUD, to the extent authorized by law, for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural features, ensuring compatibility

with adjacent uses of land, and promoting the use of land in a socially and economically desirable manner.

2. Conditions imposed shall be designed to protect natural resources and the public health, safety, and welfare of individuals in the project and those immediately adjacent, and the community as a whole; reasonably related to the purposes affected by the planned unit development; and, necessary to meet the intent and purpose of this Ordinance, and be related to the objective of ensuring compliance with the standards of this Ordinance. All conditions imposed shall be made a part of the record of the approved planned unit development.

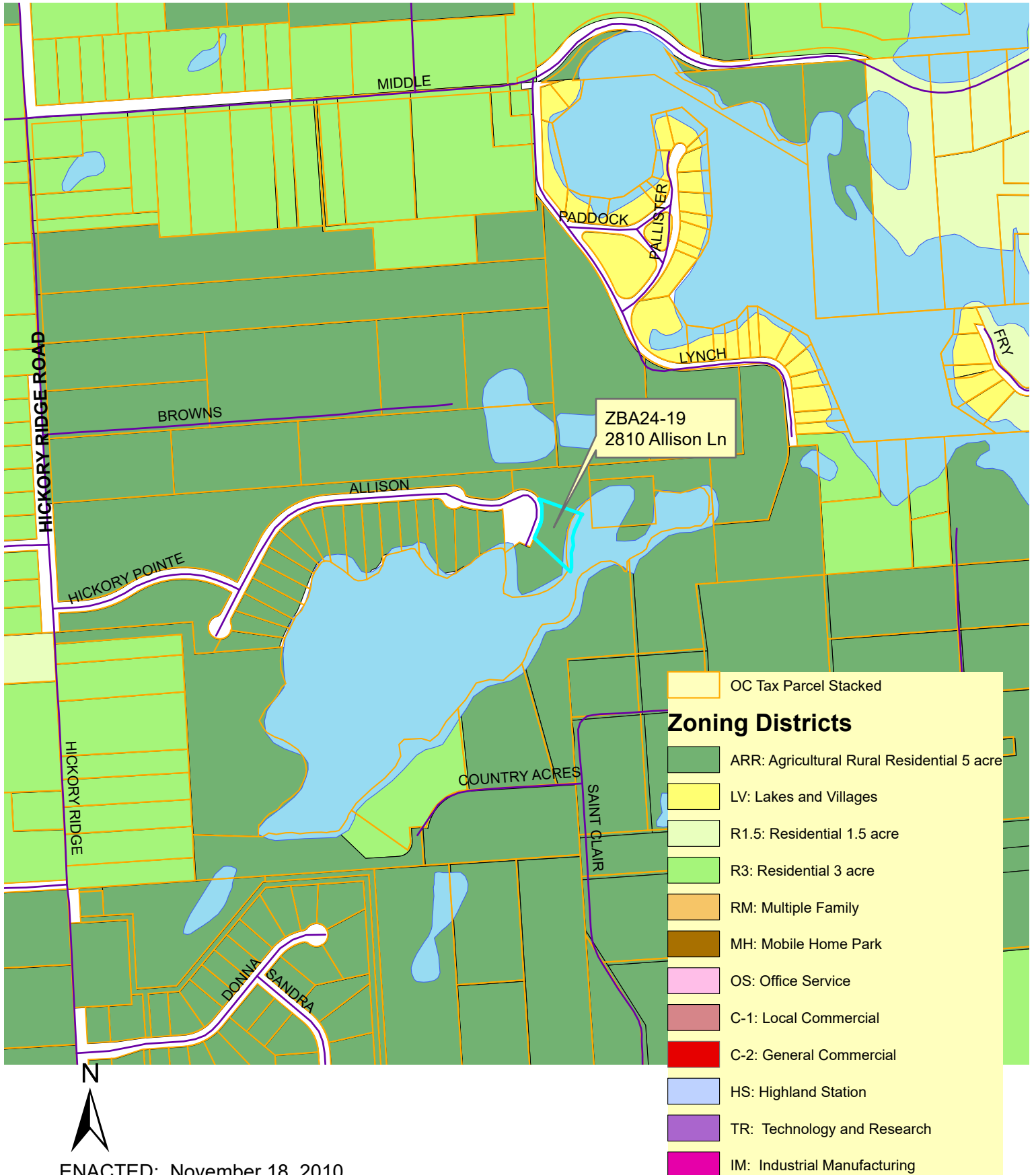
H. *Phasing and commencement of construction.*

1. *Phasing.* Where a project is proposed for construction in phases, the planning and design shall be such that, upon completion, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area.
2. *Construction progress.* Substantial construction shall be completed within two (2) years following final approval of a residential open space planned unit development per Section 3.10, Expiration of Land Use Approvals, and shall proceed towards completion in accordance with an approved development agreement per Section 3.12, Development Agreements.

I. *Amendment and revision.* A developer may request a change in an approved sketch plan, or an approved site plan. A change in an approved sketch plan or change in an approved site plan which results in a major change, as defined in this section, shall require an amendment to the sketch plan and site plan. All amendments shall follow the procedures and conditions herein required for original submittal and review. A change which results in a minor change as defined in this section shall require a revision to the approved site plan and approval by the Township Board following review by the Planning Commission.

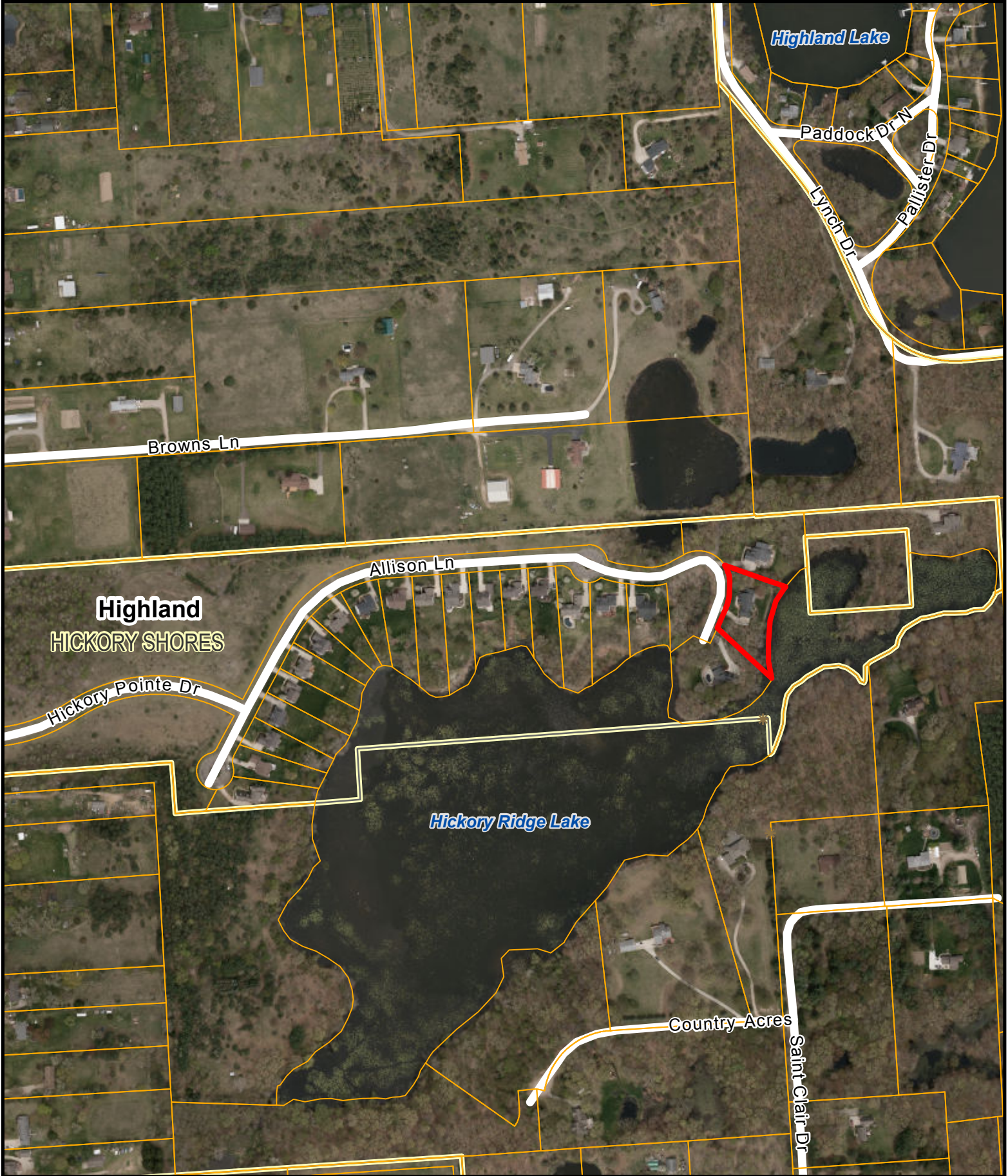
1. The following changes shall be considered major:
 - a. Change in the concept of the development.
 - b. Change in use or character of the development.
 - c. Change in the type of dwelling unit.
 - d. Change in the number of dwelling units (density).
 - e. Reserved.
 - f. Change in lot coverage or floor area ratio of the entire PUD.
 - g. Change in the character or function of any street.
 - h. Change in land area set aside for common space or the relocation of such areas.
 - i. Change in building height.
2. The following changes shall be considered minor:
 - a. Change in residential floor space.
 - b. Minor variations in layout which do not constitute major changes.
3. The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this Section. The burden shall be on the applicant to show good cause as to any requested change.

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010

2810 Allison Ln neighborhood



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









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

Date Created: 8/20/2024

NORTH
 1 inch = 400 feet

2810 Allison Ln




-  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

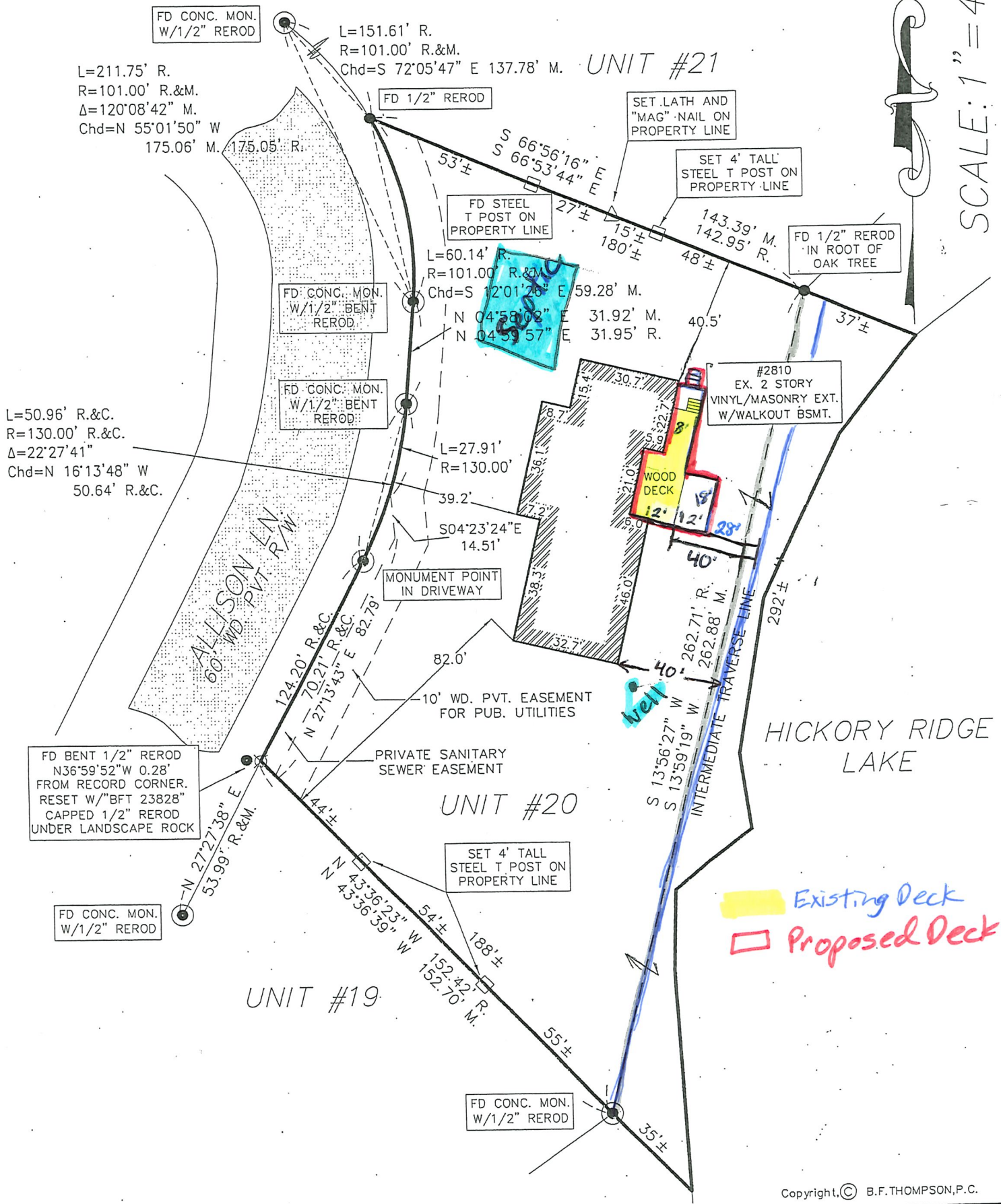
Date Created: 8/20/2024


NORTH
 1 inch = 50 feet

BOUNDARY SURVEY

LEGAL DESCRIPTION: UNIT #20 OF "HICKORY SHORES", ACCORDING TO THE MASTER DEED THEREOF, KNOWN AS CONDOMINIUM SUBDIVISION PLAN NO. 1357 AS RECORDED IN OAKLAND COUNTY RECORDS, PART OF THE NW 1/4 & NE 1/4, SECTION 17, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

SCALE: 1" = 40'



Copyright, © B.F. THOMPSON, P.C.

BASIS OF BEARING: EAST LINE OF ALLISON LN. = N 27°27'38" E	
NTS= Not to Scale (R)=Recorded (M)=Measured (C)=Calculated ●=Found Iron ⊗=Set Iron *—x=Fence	
TAX I.D. # 11-17-101-020	CERTIFIED EXCLUSIVELY TO: MR. ROBERT NEVILLE Closure error: 1/8,427
LOCATION: NW 1/4, SEC. 17, T.3N., R.7E., HIGHLAND TWP., OAKLAND CO.	
SCALE: 1"=40' DATE: 10/20/14 BY: NDT JOB# 14-3979 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.	<i>Brad F. Thompson</i> 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 48843



Existing

2810 Allison Ln
Highland MI 48357-3161

View: Rear

Structure: Primary

Photo Date: 08/24/2007



Parcel Sketch View

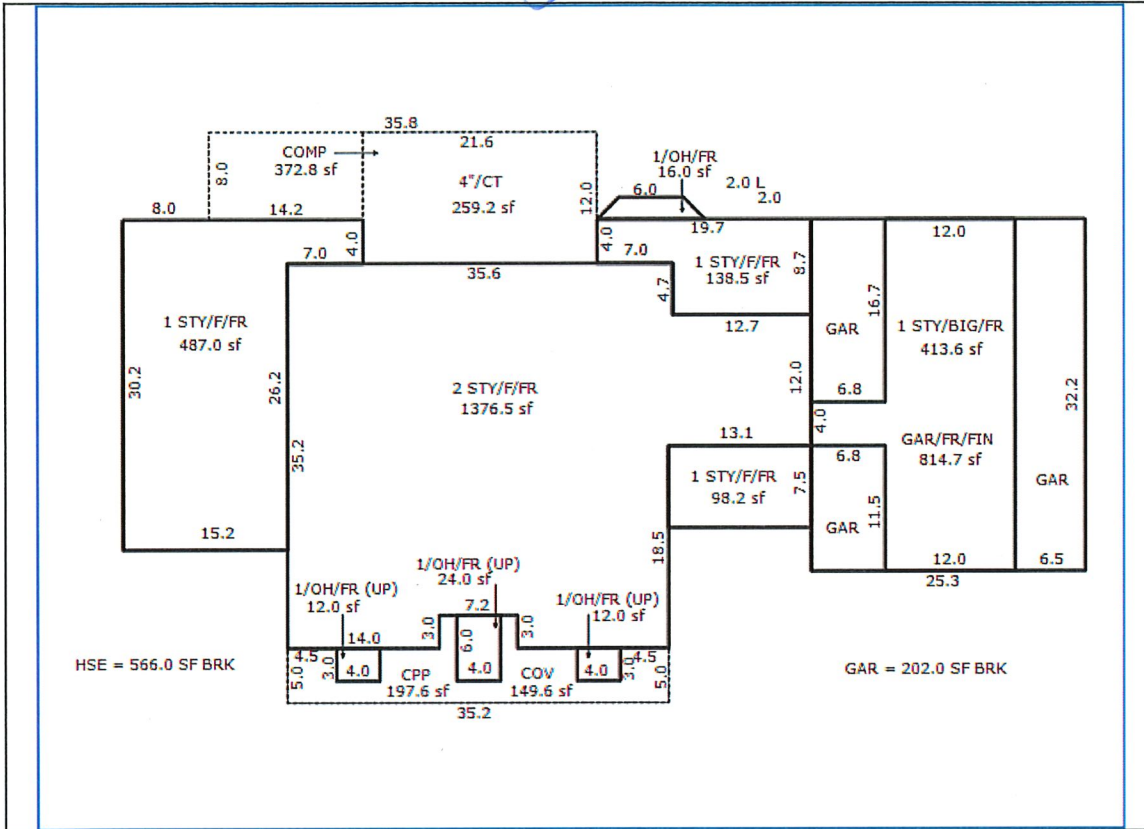
Charter Township of Highland (H)

Page Print Layout: 2 per page ▾

PIN: 11-17-101-020

PRINT DATE: 8/20/2024

Existing

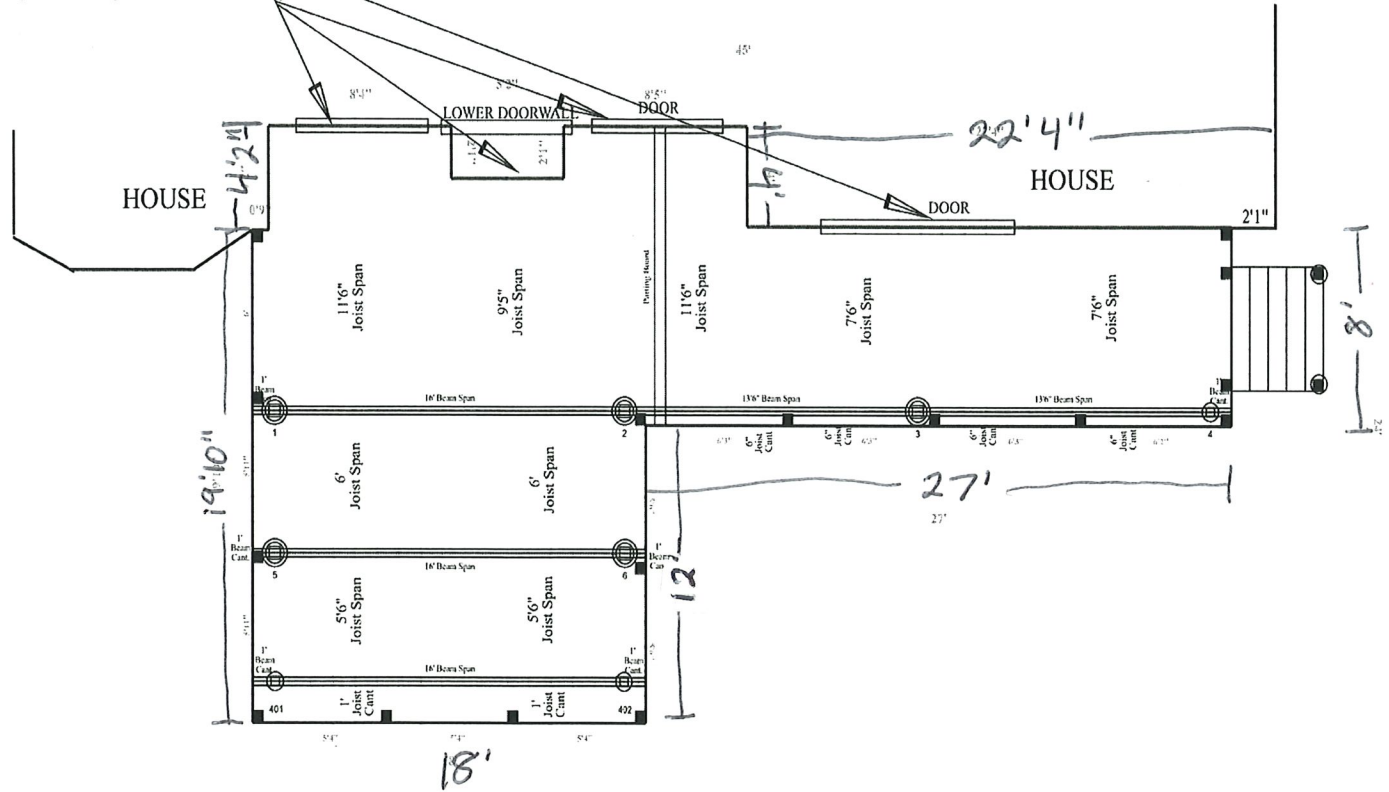


Proposed

- Deck is 9'6" OTG
- Deck is ledgered
- Joists: 2"x12", 16" OC
- Beams: Attached to posts via column caps, 2-ply Treated LVL - 1 3/4" x 11 7/8"
- Aluminum guard rail. 4" x 4" PT railing posts (not notched) spaced no more than 8' span, and secured to deck rim joist with blocking and (2) ThruLocks per manufacturer's installation instructions. 36" in height. Balusters spaced so a 4" sphere cannot pass through.
- All framing: Pressure treated pine
- Footings: ICC-ES galvanized steel ground screws with non-welded flange secured to ground screw with 3 friction bolts. Pressure treated 6" x 6" positively fastened to flange per attached pdf spec sheets.
- Post-Beam Connection: Beams seating in notched posts secured with (3) 7" ThruLoks
- Joist-Beam Connection: 6" truss screws
- Joists: 16" OC
- Stair stringers spaced every 12" OC
- ADA rail will be added if there are 4 or more risers on any set of stairs
- Decking: Trex

- Brick
- Deck to be ledgered to home
- Ledger deck through brick veneer utilizing Simpson Strong-Tie BVLZ Brick Veneer Ledger Connectors
- Flash ledger with plastic flashing and waterproof tape per code
 - Tie deck joists to home's joists with deck tension ties per code

- Brick
- Deck to be ledgered to home
- Ledger deck through brick veneer utilizing Simpson Strong-Tie BVLZ Brick Veneer Ledger Connectors
- Flash ledger with plastic flashing and waterproof tape per code
 - Tie deck joists to home's joists with deck tension ties per code



KEY:

	3"Ø x 63" Post
	4.5"Ø x 63" Post
	3"Ø x 98" Post
	Beam
	Railing Post

Custom Deck Creations, LLC

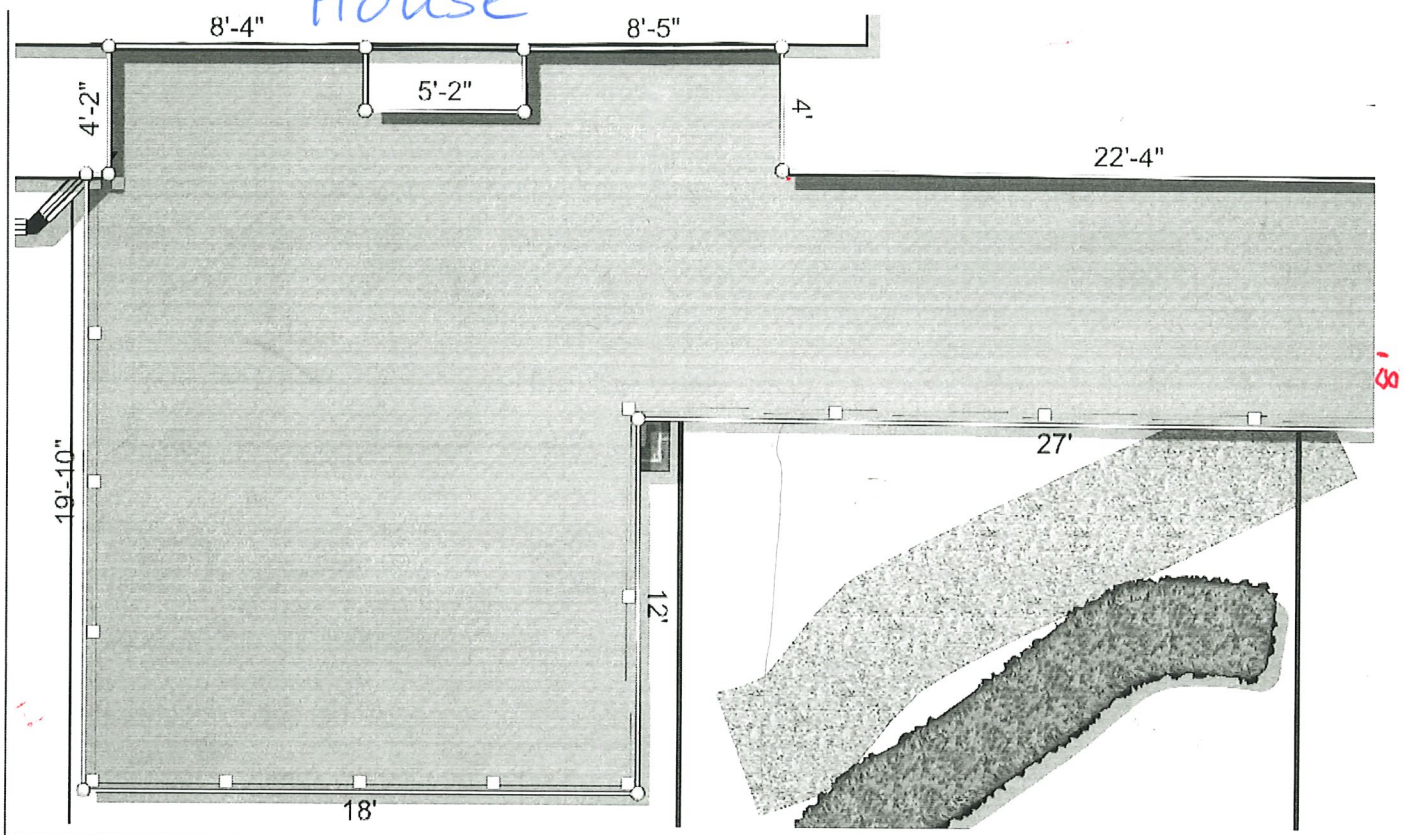
ADDRESS:
2810 Allison Ln, Highland,
MI 48357

Tributary areas

1. 3,937 lbs	2. 3,937 lbs	3. 2,869 lbs	4. 1,647 lbs	5. 2,588 lbs	6. 2,588 lbs
401. 1,688 lbs					402. 1,688 lbs

Proposed

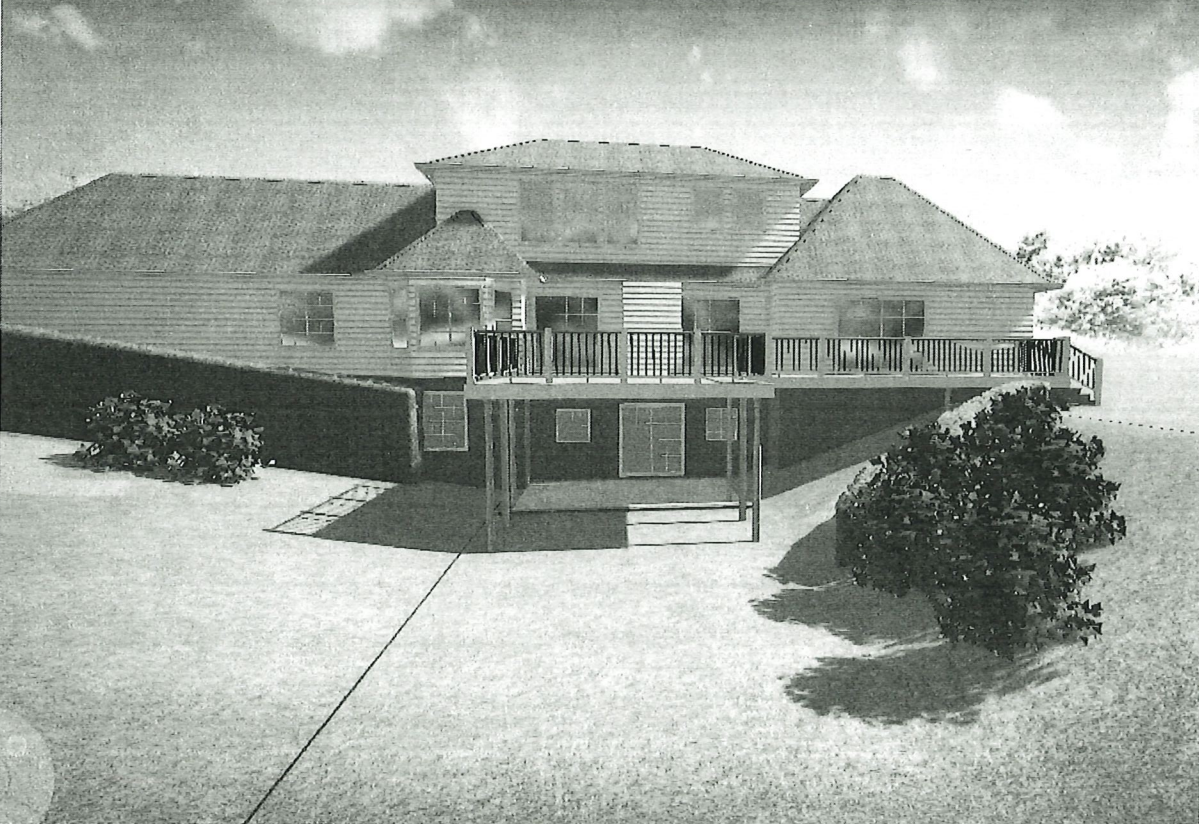
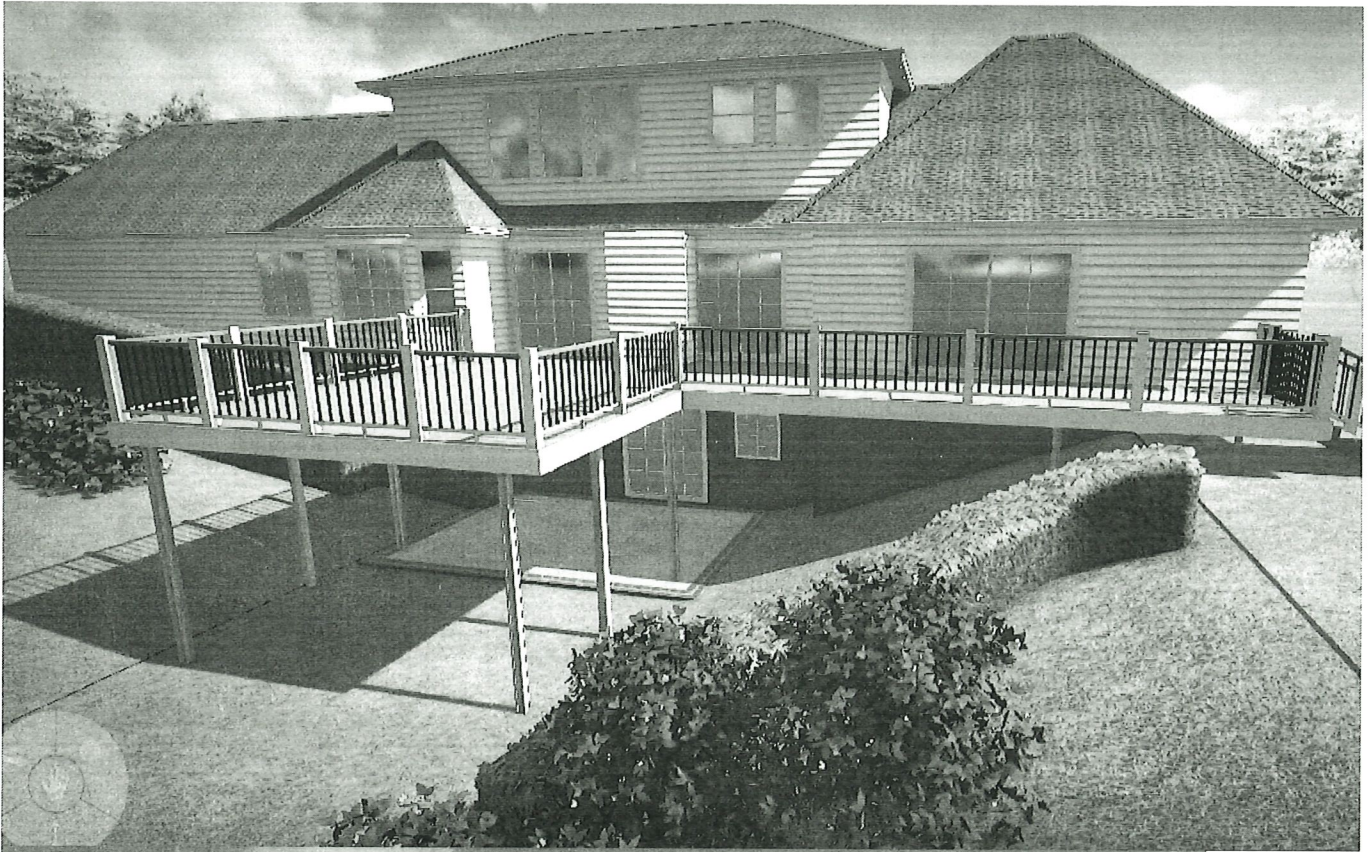
House



House



Proposed



ALL INSTALL 3'-4"
TREES ALONG
TO FILL IN AREAS
) NO EXIST.
ERTY TO NORTH.

LANDSCAPE LEGEND
CONIFEROUS TREE
DECIDUOUS TREE
(SEE REQUIRED PLANT
MATERIAL FOR
ACCEPTABLE TYPES)

EXCESS TOPSOIL SPOILS SHALL
BE USED AS A LANDSCAPE 3'
HIGH BERM W/1:3 SIDESLOPES.

PROPOSED 1500
GAL. 2 COMP.
SEPTIC TANK (TYP.)

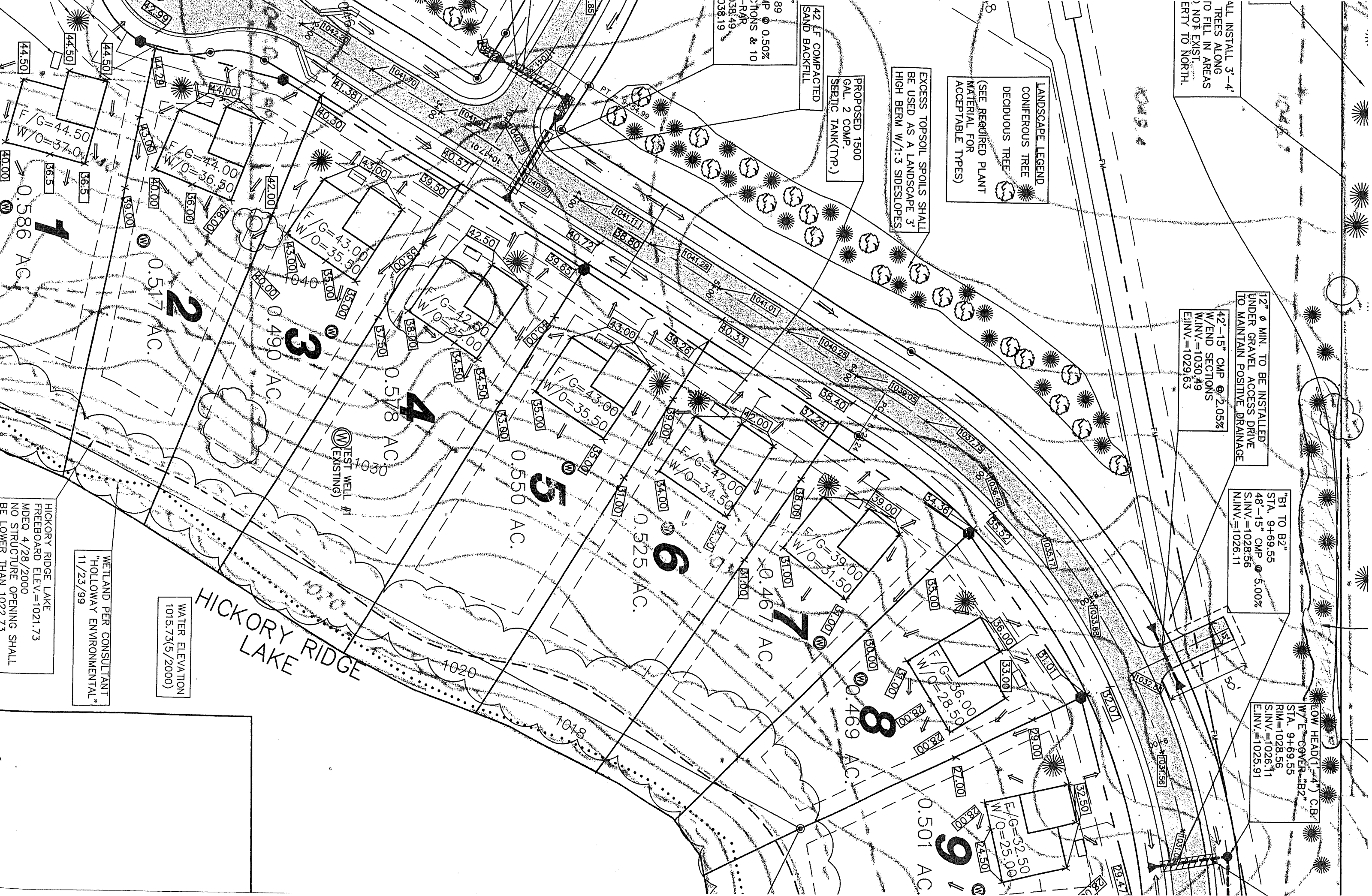
42' LF COMPACTED
SAND BACKFILL
AP @ 0.50%
TONS & 10
-R-AP
338.49
338.19

12" Ø MIN. TO BE INSTALLED
UNDER GRAVEL ACCESS DRIVE
TO MAINTAIN POSITIVE DRAINAGE

42'-15" CMP @ 2.05%
W/END SECTIONS
W/INV.=1030.49
E/INV.=1029.63

"B1 TO B2"
STA. 9+69.55
48'-15" CMP @ 5.00%
S/INV.=1028.56
N/INV.=1026.11

LOW HEAD (1'-4") C.B.
W/COVER "B2"
STA. 9+69.55
RIM=1028.56
S/INV.=1026.11
E/INV.=1025.91



HICKORY RIDGE LAKE
FREEBOARD ELEV.=1021.73
MDEQ 4/28/2000
NO STRUCTURE OPENING SHALL
BE LOWER THAN 1022.73

WETLAND PER CONSULTANT
"HOLLOWAY ENVIRONMENTAL"
11/23/99

WATER ELEVATION
1015.73(5/2000)

TEST WELL #1
(EXISTING)

0.586 AC

0.517 AC

0.490 AC

0.578 AC

0.550 AC

0.525 AC

0.467 AC

0.469 AC

0.501 AC

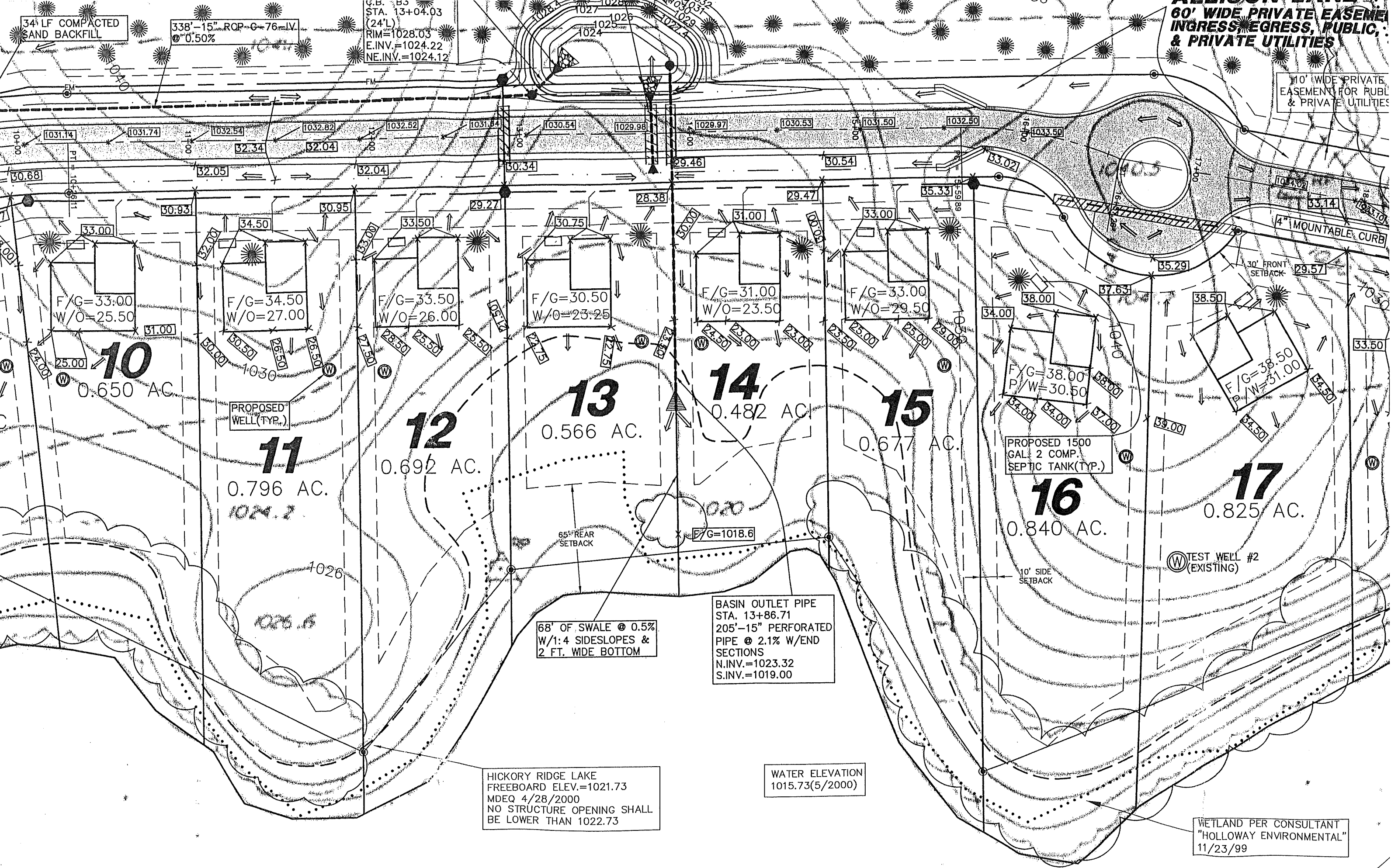
G.B. B3
STA. 13+04.03
(24'L)
RIM=1028.03
E.INV.=1024.22
NE.INV.=1024.12

34 LF COMPACTED
SAND BACKFILL

338'-15" ROP-G-76-IV.
@ 0.50%

60' WIDE PRIVATE EASEMENT
INGRESS, EGRESS, PUBLIC,
& PRIVATE UTILITIES

10' WIDE PRIVATE
EASEMENT FOR PUBL
& PRIVATE UTILITIES



PROPOSED WELL (TYP.)

PROPOSED 1500
GAL. 2 COMP.
SEPTIC TANK (TYP.)

68' OF SWALE @ 0.5%
W/1:4 SIDESLOPES &
2 FT. WIDE BOTTOM

BASIN OUTLET PIPE
STA. 13+86.71
205'-15" PERFORATED
PIPE @ 2.1% W/END
SECTIONS
N.INV.=1023.32
S.INV.=1019.00

HICKORY RIDGE LAKE
FREEBOARD ELEV.=1021.73
MDEQ 4/28/2000
NO STRUCTURE OPENING SHALL
BE LOWER THAN 1022.73

WATER ELEVATION
1015.73(5/2000)

TEST WELL #2
(EXISTING)

WETLAND PER CONSULTANT
"HOLLOWAY ENVIRONMENTAL"
11/23/99

ALLISON LANE
60' WIDE PRIVATE EASEMENT
INGRESS, EGRESS, PUBLIC,
& PRIVATE UTILITIES

WATER ELEVATION
1016.93(3/2000)

OVERFLOW PIPE
END SECTION "E"
INV.=1021.20

C.B. "D1"
STA.=0+61.63
RIM=1027.68
INV. IN=1020.69
INV. OUT=1020.59

45 LF COMPACTED
SAND BACKFILL

56'-15" RCP C-76-IV @ 0.91%

25'-12" RCP C-76-IV @ 0.59%

C.B. "D2"
STA.=0+87.12
RIM=1027.68
INV. IN=1019.82
INV. OUT=1019.72

18'-12" RCP C-76-IV @ 0.58%

10' WIDE PRIVATE
EASEMENT FOR PUBLIC
& PRIVATE UTILITIES

21

1.326 AC.

END SECTION "D3"
W/10 SY OF
RIP-RAP
STA.=1+05.19
INV. IN=1027.00

4" MOUNTABLE CURB

C-4 NONMOUNTABLE

20' MIN. WIDTH
PRIVATE SANITARY
SEWER EASEMENT

C-4 NONMOUNTABLE

S0-2 OULET
STRUCTURE
(SEE DETAIL)

4" MOUNTABLE CURB

PROPOSED 1500
GAL 2 COMP.
SEPTIC TANK(TYP.)

16

0.840 AC.

17

0.825 AC.

18

0.663 AC.

20

0.865 AC.

19

BASIN "D"
VOL. REQUIRED=2,027 CF
VOL. PROVIDED=2,875 CF
BOTTOM=1017.00
OUTLET=1018.00
DESIGN WATER=1019.00
FREEBOARD=1020.00
OVERFLOW WEIR=1019.50

TEST WELL #2
(EXISTING)

10' SIDE
SETBACK

30' FRONT
SETBACK

10 SY
RIP-RAP

5
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Charter Township of Highland (H) 11-17-101-020 Active

Print Date: Date

2810 Allison Ln
Highland MI 48357-3161

View: Front

Structure: Primary

Photo Date: 04/08/2013



2810 ALLISON LN HIGHLAND MI 48357-3161



4 beds / 4 full baths / 1 half baths / 3953 sq ft

Residential Property Profile

11-17-101-020

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) : ROBERT L NEVILLE & ROBERT F NEVILLE
Postal Address : 2810 ALLISON LN HIGHLAND MI 48357-3161

Location Information

Site Address : 2810 ALLISON LN HIGHLAND MI 48357-3161
PIN : 11-17-101-020 Neighborhood Code : KHS
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 407 Residential Condominiums

Property Description

T3N, R7E, SEC 17 OAKLAND COUNTY CONDOMINIUM PLAN NO 1357 HICKORY SHORES UNIT 20 L 23148 P 735 7-3-01 FR 100-052

Split/Combination Information

Added Status : Added Parcel
Added Date : 08/09/2001 Added From : FR 100-052

Most Recent Sale Since 1994

Date : 12/08/2006
Amount : \$395,600 Liber : 38509:269
Grantee : NEVILLE, ROBERT F
Grantor : BARSH BUILDING CO NEVILLE, ELIZABETH A

Next Most Recent Sale

Date : 12/08/2006
Amount : \$85,000 Liber : 38501:772
Grantor : HICKORY SHORES Grantee : BARSH BUILDING CO

4 beds / 4 full baths / 1 half baths / 3953 sq ft

Residential Property Profile

11-17-101-020

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.

Tax Information

Taxable Value	: \$210,770	State Equalized Value	: \$329,730
Current Assessed Value	: \$329,730	Capped Value	: \$210,770
Effective Date For Taxes	: 07/01/2024	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2023 Taxes		2024 Taxes	
Summer	: \$4,519.41	Summer	: \$4,737.81
Winter	: \$2,204.41	Winter	:
Village	:	Village	:

Lot Information

Description	: ROLLING WATERFRONT	Area	: 0.927 ACRES
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Primary Structure

Structure	: Colonial/2Sty	Living Area	: 3953 SQ FT
Ground Floor	: 2513 SQ FT	Year Built	: 2006
Effective Year	: 2005	Remodel Year	: 0
Stories	: 2 Story	Rooms	: 11
Bedrooms	: 4	Full Baths	: 4
Half Baths	: 1	Fireplaces	: 0
Ext Walls	: Brick/Siding	Basement	: YES - FULL
Garage	: ATTACHED - 3 car (814 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
CPP	198 SQ FT
Roof Cover Only	373 SQ FT
Treated Wood	150 SQ FT