



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: September 18, 2024
Re: ZBA24-21
2949 Maple Ridge Ave
11-14-226-006
Applicant: Deborah J. Huston
Owner: Deborah J. Huston

The subject parcel is zoned LV – Lake and Village Residential District. The total parcel size is approximately 0.438 acres (or approx. 19,079 square feet).

The required setbacks for this parcel are as follows:

Front yard: 40 ft

Ordinary High-water Mark: 65 ft

Side yards: 5 ft minimum for the smallest side yard with a total of 15 feet when both side yards are added together.

This request is for a 2.9-foot variance from the required 5-foot south side yard setback to 2.1-foot provided, a 2.1-foot variance from the required 10-foot north side yard setback to 7.9-foot provided, and a 5-foot variance from the required 15-foot total side yard setbacks to 10-foot provided for the construction of a second story residential addition. This request is for a variance from Section 9.02.B.b. of the Zoning Ordinance.

The applicant has provided a survey, floorplans, and elevations. Staff has supplied assessing records, a zoning map, an aerial approximation of the property, and Section 9.02. of the Zoning Ordinance.

Case # 24-21

Hearing Date 9/18/24

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT	
NAME:	<u>Deborah J. Huston</u>
ADDRESS:	<u>2949 Mapleridge Ave</u> <u>Highland, MI 48356</u>
PHONE:	<u>248-807-5233</u>
EMAIL:	<u>debskix1@gmail.com</u>

OWNER	
NAME:	<u>Deborah J. Huston</u>
ADDRESS:	<u>3333 Grove Lane</u> <u>Auburn Hills, MI 48326</u>
PHONE:	<u>248-807-5233</u>
EMAIL:	<u>debskix1@gmail.com</u>

PROPERTY ADDRESS: 2949 Mapleridge Ave., Highland, MI 48356

ZONING: LV PROPERTY TAX ID NO: H-11-14-226-006

ORDINANCE SECTIONS BEING APPEALED: 9.02.B.b.

VARIANCES REQUESTED: _____

- 2.9ft Variance From 5ft to 2.1ft South Sideyard setback,
- 2.1ft Variance From 10ft to 7.9ft North Sideyard setback,
- 5ft Variance From 15ft to 10ft Total Sideyard setbacks

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: _____

Exceptional narrowness and shape. The lot is pie-shaped and the original structure was built closer than 5 feet from the property line.

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: 8-14-24

SIGNATURE OF APPLICANT: [Signature] DATE: 8-14-24

Signature of applicant must be notarized.

Subscribed and sworn to before me this
14 day of AUGUST, 2024
Dawn Mecklenborg Notary Public
My Commission expires 05-25-30

APPLICATION FEE:	<u>\$275.00</u>
Receipt#	<u>1.060623</u> Date Paid <u>8/14/24</u>
Received by	<u>[Signature]</u>

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.

Exceptional narrowness and shape. The lot is pie-shaped and the original structure was
built within the current 5' allowable setback from the property line in question.

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

No. There is a strong need for storage above the garage as well as additional living
space. A second level is the most practical and functional option given the narrowness
of the lot overall.

- 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.

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

No.

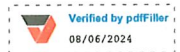
5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

No.

6) Will the proposed variance be the minimum necessary?

Yes.

Signature Deborah J. Huston



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.

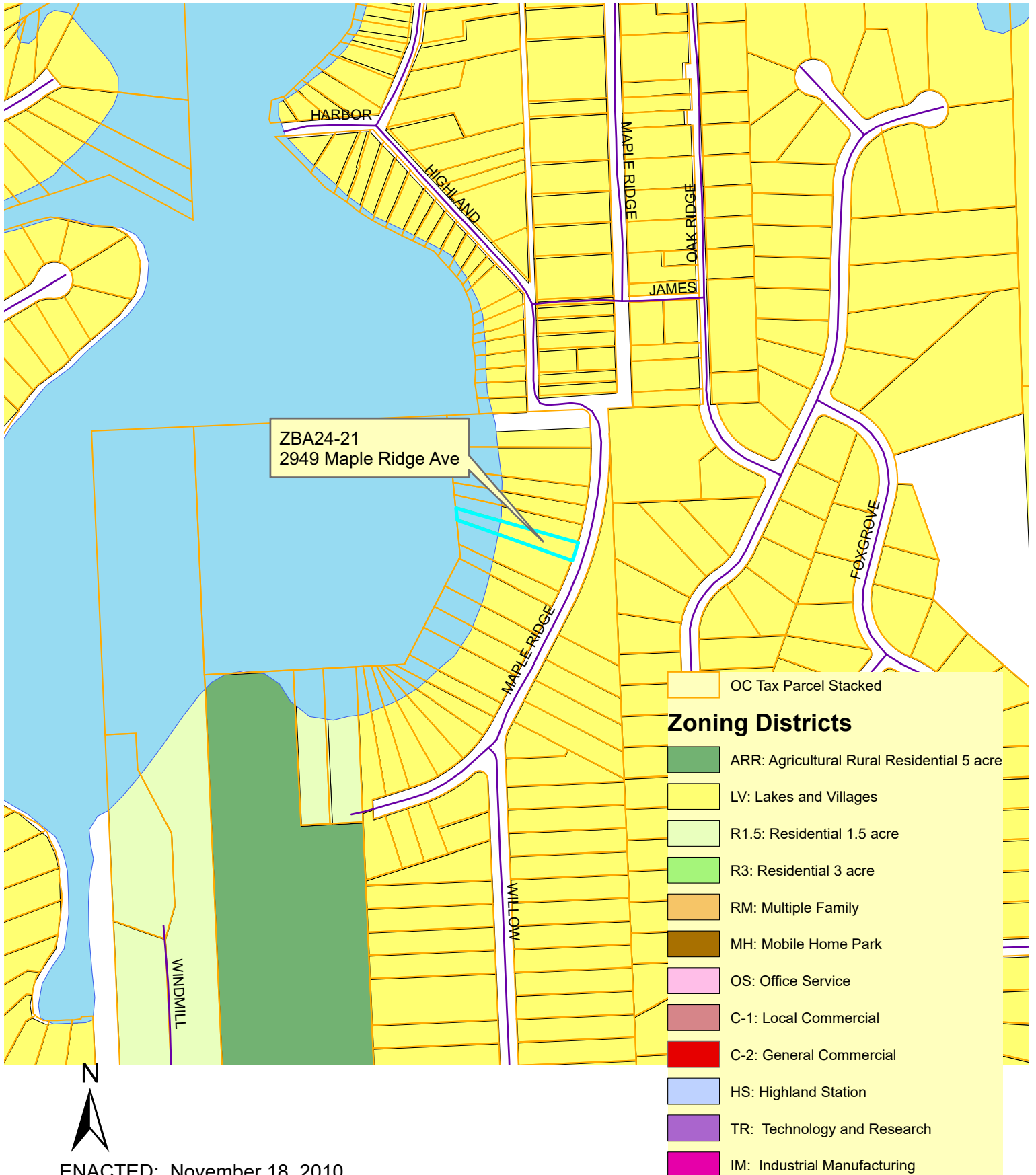
D. *Minimum Setback from the Ordinary High Water Mark.*

- 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:

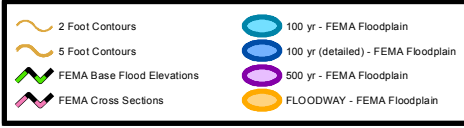
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- 1) Determine which existing primary structures or decks/uncovered porches shall be considered in the calculations. Decks and uncovered porches shall not be used in determining setback reductions for a principle structure, but principle structures 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



2949 Maple Ridge Ave neighborhood



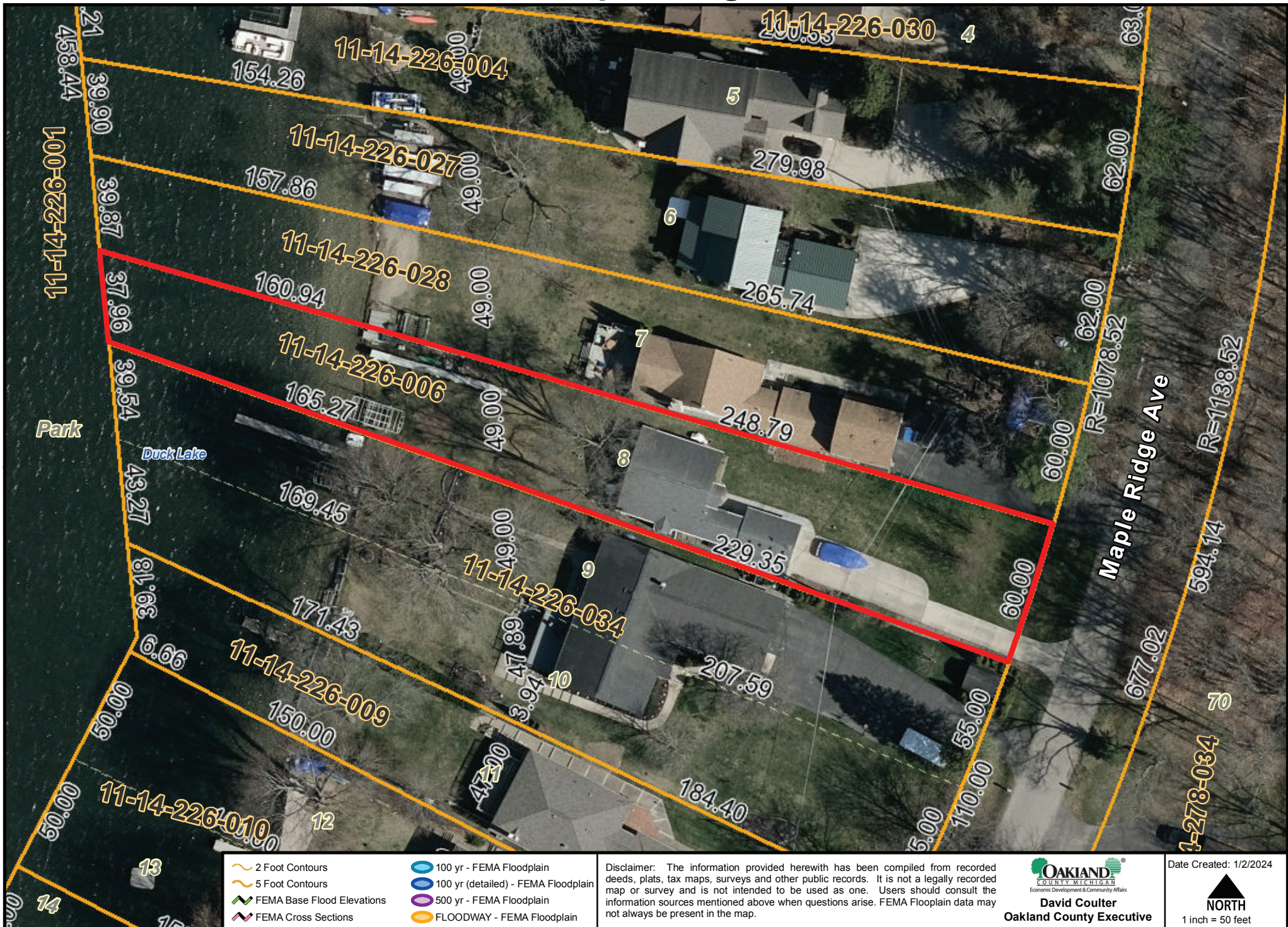
Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. 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: 9/5/2024

 NORTH
 1 inch = 400 feet

2949 Maple Ridge Ave



- 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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OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
David Coulter
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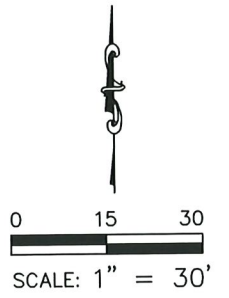
Date Created: 1/2/2024

 NORTH
 1 inch = 50 feet

Prepared For: DEBORAH HUSTON

SITE PLAN

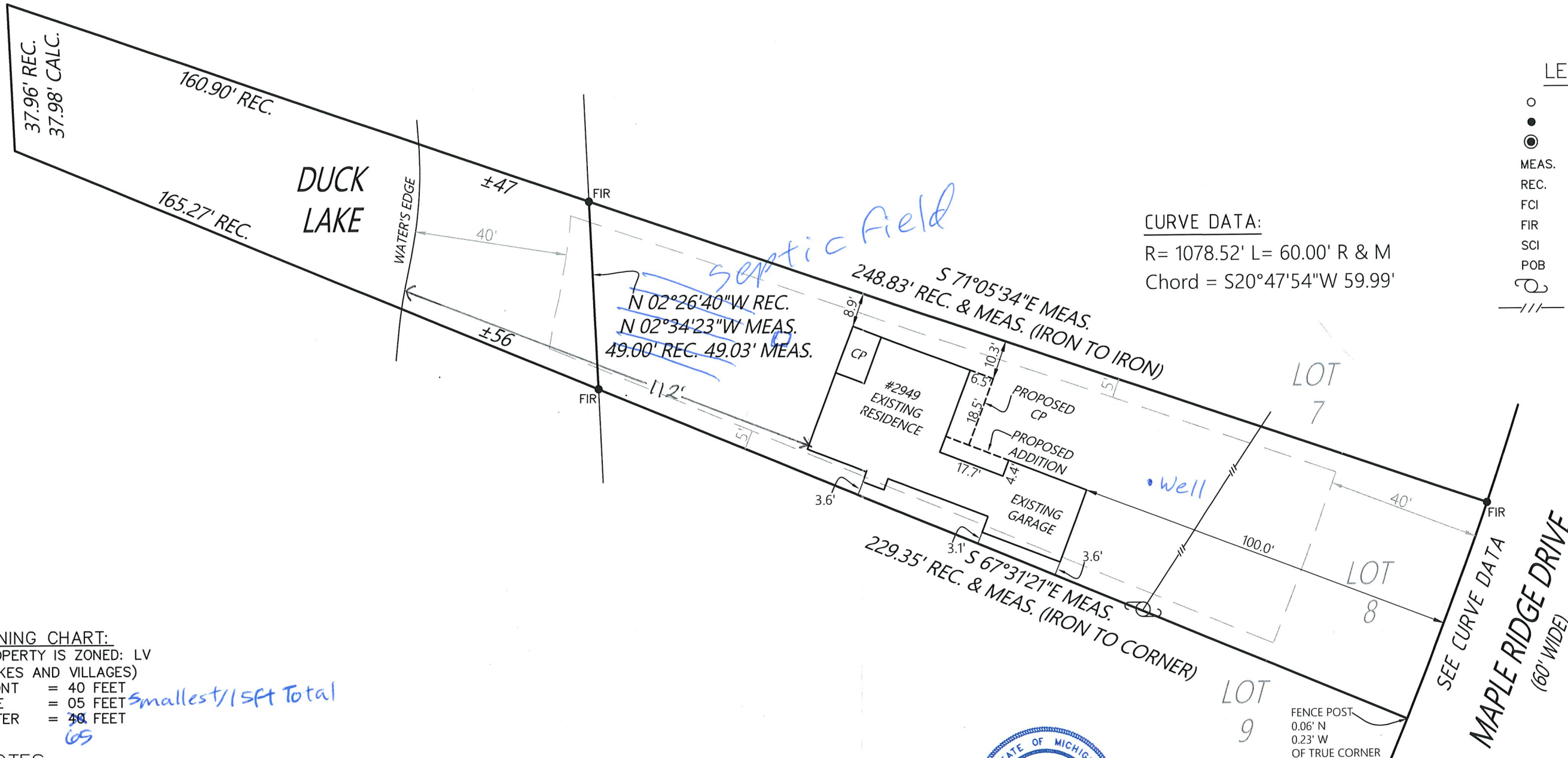
LEGAL DESCRIPTION: PARCEL ID 11-14-226-006
Lot 8 of "SOUTH SHORES", a subdivision of part of the E 1/2 of the NE 1/4 of Section 14, Town 3 North, Range 7 East, Highland Township, Oakland County, Michigan, according to the plat thereof recorded in Liber 59 of Plats, page 6 of Oakland County Records.



LEGEND

- - IRON SET
- - IRON FOUND
- ⊙ - FOUND CAPPED MONUMENT
- MEAS. - MEASURED
- REC. - RECORDED
- FCI - FOUND CAPPED IRON
- FIR - FOUND IRON ROD
- SCI - SET CAPPED IRON
- POB - POINT OF BEGINNING
- ⊕ - POWER POLE
- //— - OVERHEAD WIRES

CURVE DATA:
R = 1078.52' L = 60.00' R & M
Chord = S20°47'54"W 59.99'



ZONING CHART:
PROPERTY IS ZONED: LV
(LAKES AND VILLAGES)
FRONT = 40 FEET
SIDE = 05 FEET
WATER = 40 FEET

Smallest / 15ft Total
65

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



Karol L. Grove
KAROL L. GROVE
LICENSED PROFESSIONAL SURVEYOR #39075

ALPINE Land Surveying, Inc.
376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MI 48357
PHONE: 810-207-8050

FIELD: KG	DATE: AUGUST 14, 2024
DRAWN: DJS	JOB NO: 24-6764
CHECKED: KG	SHEET: 1 OF 1
REVISION:	

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN WERE OBTAINED FROM UTILITY OWNERS AND WERE NOT FIELD LOCATED.
A MINIMUM OF 3 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY "MISS DIG" AND HAVE ALL UNDERGROUND UTILITIES STAKED BEFORE ANY WORK MAY BEGIN.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.



Charter Township of Highland (H) 11-14-226-006 Active

Print Date: Date

2949 Maple Ridge Ave
Highland MI 48356-2207

View: Front

Structure: Primary

Photo Date: 09/19/2012



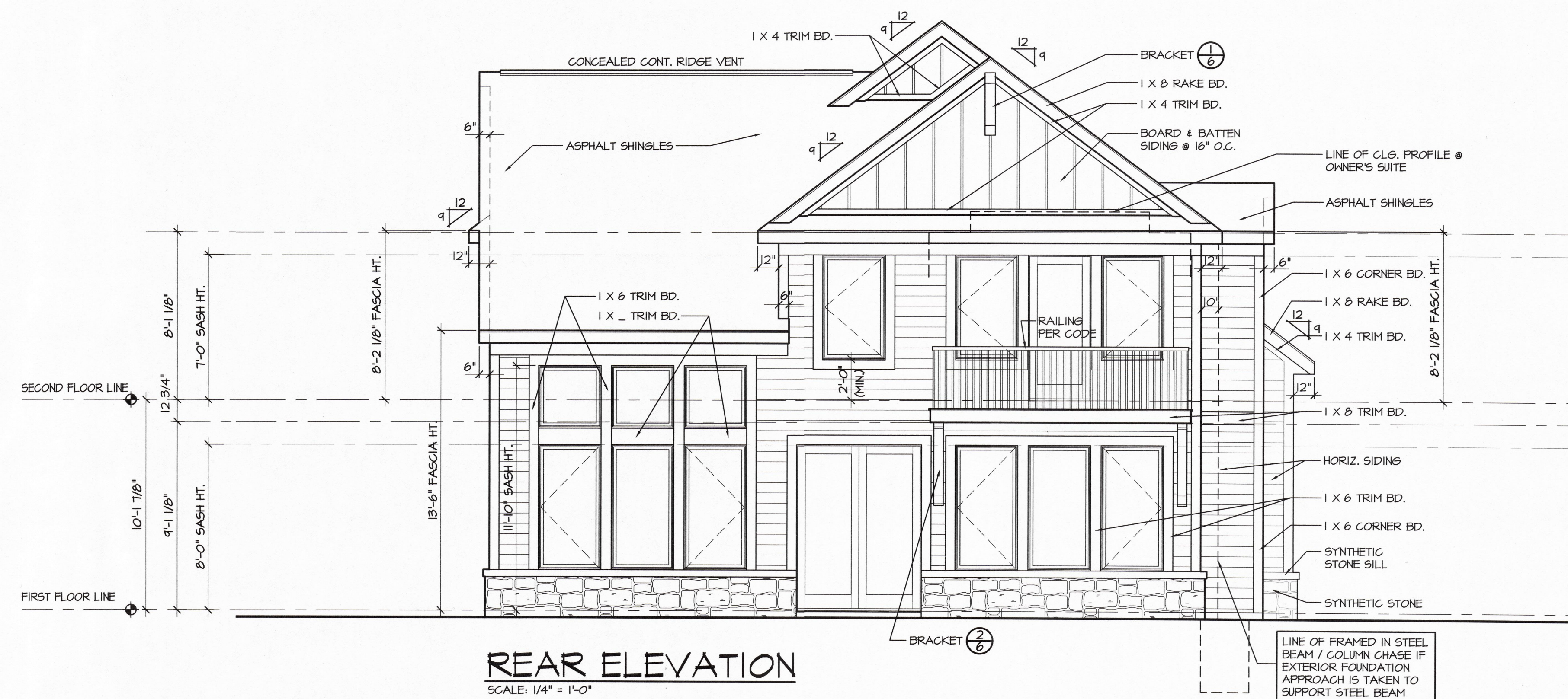
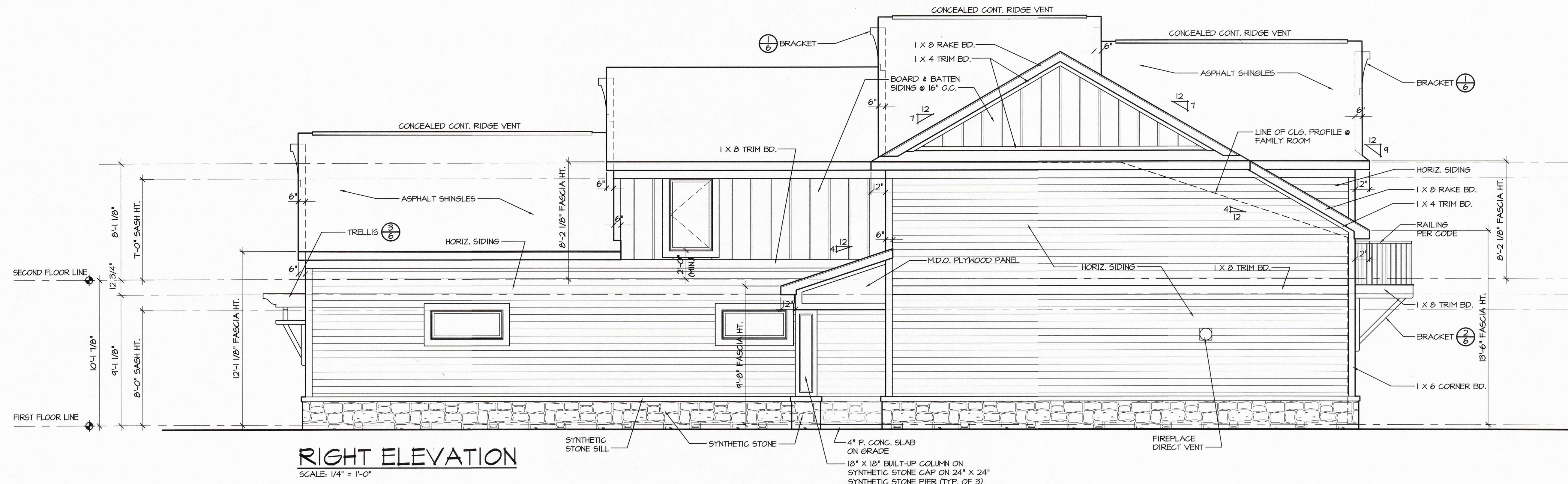
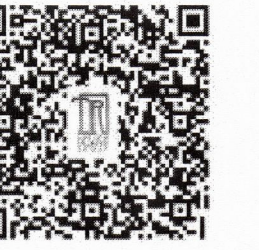
2949 Maple Ridge Ave
Highland MI 48356-2207

View: Rear

Structure: Primary

Photo Date: 09/19/2012





Huston Residence
2949 Maple Ridge Ave.
Highland, Michigan



6001 Adams Road, Suite 202 | Bloomfield Hills, MI 48304
(Office) 248-792-3226 | (Fax) 248-792-3280 | www.tr-designgroup.com

Drwn: B.H. | Chkd: M.G.

Review Set: 05/03/24
Final Set: 05/13/24
Revisions:

23170
Job Number

7 OF 8
Sheet

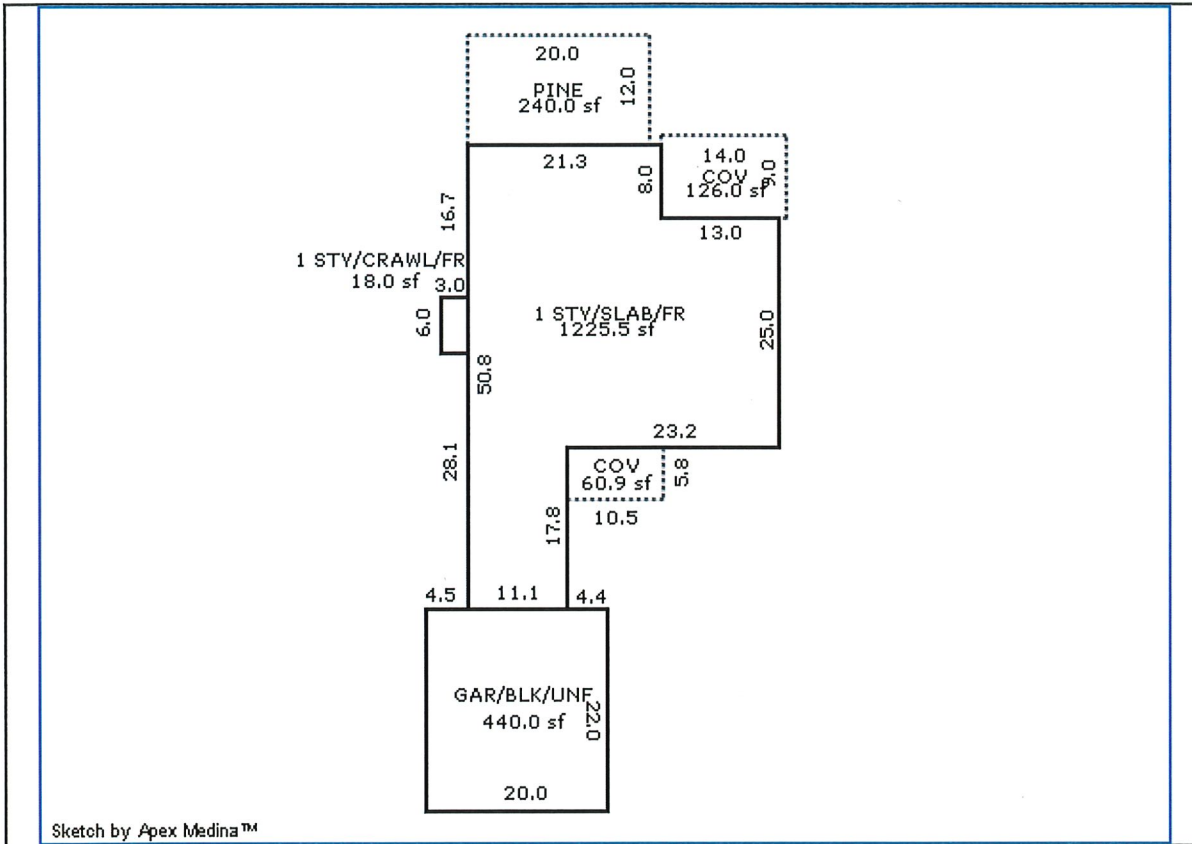
Parcel Sketch View

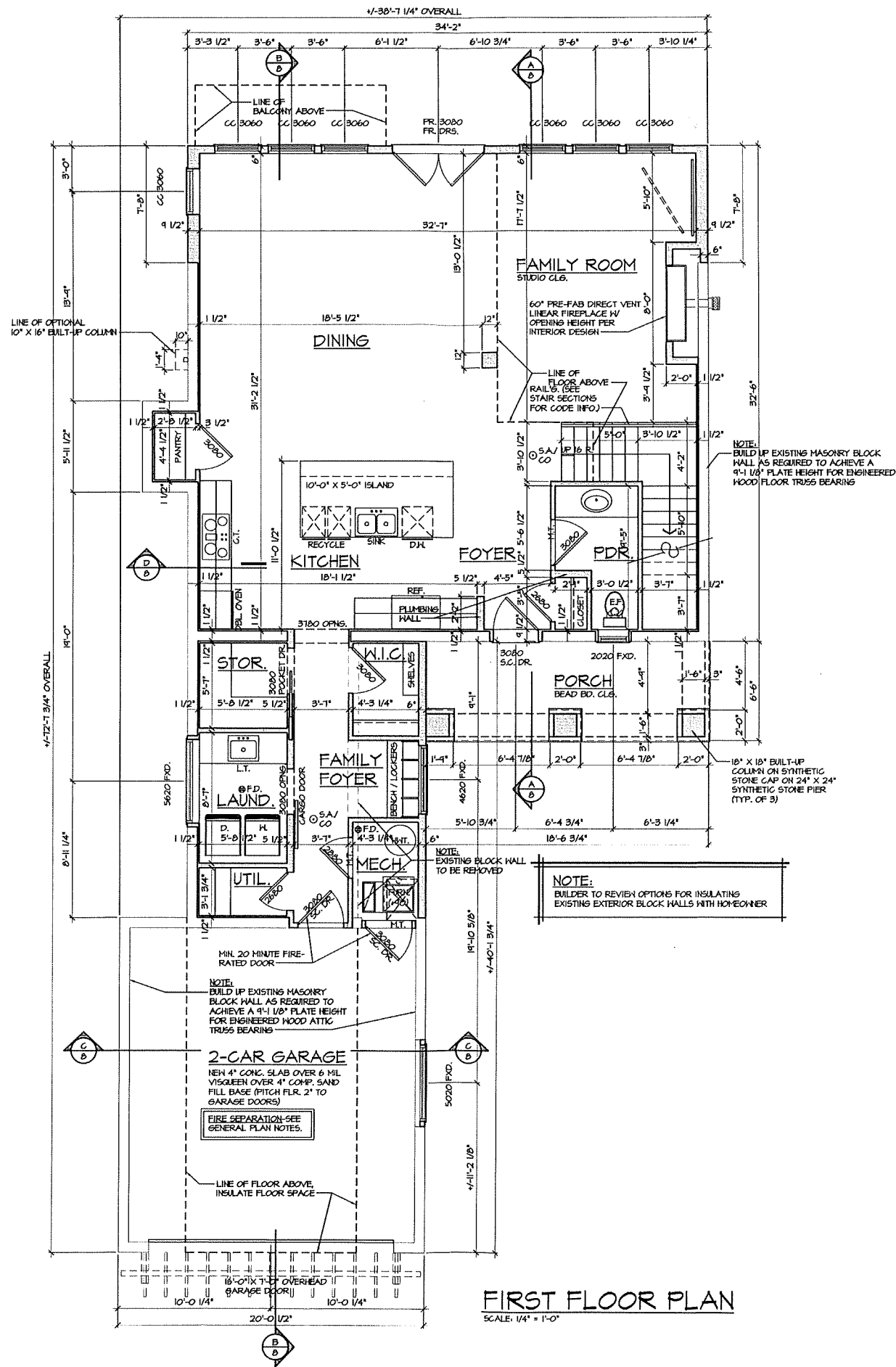
Charter Township of Highland (H)

Page Print Layout: 2 per page ▼

PIN: 11-14-226-006

PRINT DATE: 9/5/2024





FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION.
2. FIELD VERIFY THE LOCATION OF ALL BURIED UTILITIES AND OTHER UNDERGROUND SERVICES AND SYSTEMS PRIOR TO STARTING ANY EXCAVATION OR GRADING WORK. EXCAVATION CONTRACTOR SHALL MAKE PROVISIONS TO ADEQUATELY PROTECT, REMOVE, AND REINSTALL OR REPAIR ANY DAMAGE TO UNDERGROUND FACILITIES.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND BUILDING WITH RESPECT TO THE REMOVAL OR RELOCATION OF ALL MECHANICAL, ELECTRICAL, UTILITY, OR ARCHITECTURAL ITEMS (NOT SPECIFICALLY INDICATED ON THE DRAWINGS) WHICH WOULD INTERFERE WITH THE INTENT AND COMPLETION OF THE DEMOLITION WORK.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING CONCEALED BUILDING ELEMENTS INCLUDING PLUMBING, MECHANICAL, RINS AND LINES, STRUCTURAL FRAMING AND ELECTRICAL SERVICES AND PROVIDING PROTECTION FROM DAMAGE.
5. REMOVE EXISTING FINISH AS NECESSARY TO EXPOSE STRUCTURE. VERIFY CONDITIONS WITH ARCHITECT BEFORE CONTINUING.
6. NEW OPENINGS SHALL BE CUT IN EXISTING WALLS, CEILINGS, AND FLOORS AS REQUIRED FOR THE INSTALLATION OF NEW WORK. OPENINGS SHALL BE CUT CLEAN AND ACCURATELY SO AS NOT TO DISTURB EXISTING WALLS, FLOORS, PARTITIONS, CEILING, ETC. WHICH ARE TO REMAIN. MAINTAIN STRUCTURAL SOUNDNESS OF REMAINING WALLS AND INSTALL NECESSARY STRUCTURAL SUPPORT FOR THESE OPENINGS ENSURING THESE LOADS ARE PROPERLY TRANSFERRED TO THE FOUNDATION.
7. VERIFY WITH OWNER ALL EQUIPMENT AND FIXTURE TO BE REMOVED AND REUSED OR REMOVED AND DISCARDED.
8. REMOVE ALL EXISTING INTERIOR PARTITION WALLS AND ROOF STRUCTURE AND EXISTING CONCRETE FLOOR.

GENERAL FLOOR PLAN NOTES

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONSTRUCTION DOCUMENTS AND FIELD VERIFY SIZES, LOCATIONS, ELEVATIONS AND DETAILS OF EXISTING CONDITIONS THAT AFFECT THE WORK, AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR IS TO REMOVE EXISTING SIDING TO EXPOSE EXISTING CONCRETE BLOCK WALLS.
3. OVERALL DIMENSIONS OF EXISTING PERIMETER CONCRETE BLOCK WALLS ARE BASED ON FIELD DIMENSIONS AND MAY VARY SLIGHTLY FROM ACTUAL CONDITIONS - ARCHITECT SHALL BE NOTIFIED IF ANY CRITICAL DIMENSION DISCREPANCIES ARE DISCOVERED UPON REMOVAL OF EXISTING FINISHES THAT MAY IMPACT NEW CONSTRUCTION.

LEGEND

- EXISTING TO REMAIN = [Symbol]
- NEW CONSTRUCTION = [Symbol]

ALL WINDOW NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER) EXAMPLE: 2040-2 = 2'-0" X 4'-0", 2-HIDE WINDOW UNIT

ALL DOOR NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER) EXAMPLE: 3060 = 3'-0" X 8'-0"

NOTE:
ALL FIRST FLOOR CEILING HEIGHTS TO BE 9'-1 1/8" HIGH UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE
1ST FLOOR = 1422 SQUARE FEET
2ND FLOOR = 1292 SQUARE FEET
TOTAL = 2514 SQUARE FEET
N.I.G. OVER GARAGE = 240 SQUARE FEET



Huston Residence
2949 Maple Ridge Ave.
Highland, Michigan



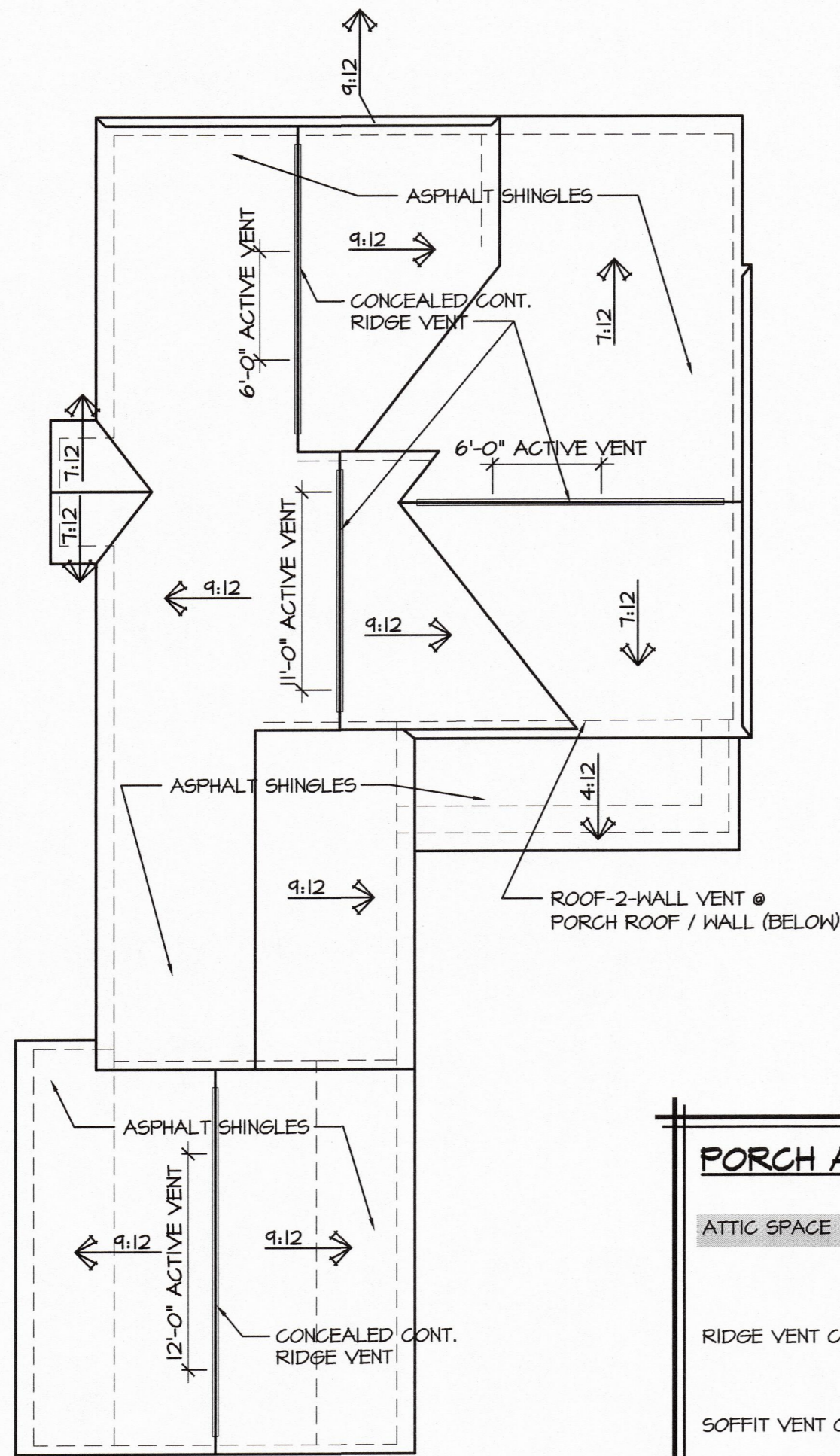
6001 Adams Road, Suite 202 | Bloomfield Hills, MI 48304
Office: 248-762-3256 | Fax: 248-762-3300 | www.TR-DesignGroup.com

Drwn: B.H. | Chkd: M.G.

Review Set: 05/03/24
Final Set: 05/13/24
Revisions:

23170
Job Number

2 OF 8
Sheet



ROOF PLAN
SCALE: 1/8" = 1'-0"

PORCH ATTIC VENTILATION CALCULATION

ATTIC SPACE = 114 SQ. FT. / 300 = 38 SQ. FT. REQ'D
38 SQ. FT. X 144 SQ. IN. = 5472 TOTAL SQ. IN. REQ'D.
5472 SQ. IN. X 50% = 2736 SQ. IN. REQ'D. IN BOTH SOFFIT AND UPPER ROOF.

RIDGE VENT CALC = 2736 SQ. IN. / 10 SQ. IN. = 274 LIN. FT. OF RIDGE REQ'D.
3 = TOTAL LIN. FT. RIDGE VENT REQ'D.
6 LIN. FT. RIDGE VENT PROVIDED (100% OVER)

SOFFIT VENT CALC = 2736 / 5 SQ. IN. = 547 LIN. FT. OF SOFFIT REQ'D.
1 = TOTAL LIN. FT. SOFFIT VENT REQ'D.
10 LIN. FT. SOFFIT VENT PROVIDED (900% OVER)

ROOF-2-WALL VENT = 10 SQ. IN. / LIN. FT.
HARDIE PERFORATED SOFFIT VENT = 5 SQ. IN. / LIN. FT.

SECOND FLOOR ATTIC VENTILATION CALCULATION

ATTIC SPACE = 1422 SQ. FT. / 300 = 474 SQ. FT. REQ'D
474 SQ. FT. X 144 SQ. IN. = 68256 TOTAL SQ. IN. REQ'D.
68256 SQ. IN. X 50% = 34128 SQ. IN. REQ'D. IN BOTH SOFFIT AND UPPER ROOF.

RIDGE VENT CALC = 34128 SQ. IN. / 10 SQ. IN. = 3412.8 LIN. FT. OF RIDGE REQ'D.
14 = TOTAL LIN. FT. RIDGE VENT REQ'D.
23 LIN. FT. RIDGE VENT PROVIDED (21% OVER)

SOFFIT VENT CALC = 34128 / 5 SQ. IN. = 6825.6 LIN. FT. OF SOFFIT REQ'D.
78 = TOTAL LIN. FT. SOFFIT VENT REQ'D.
99 LIN. FT. SOFFIT VENT PROVIDED (27% OVER)

RIDGE VENT = 10 SQ. IN. / LIN. FT.
HARDIE PERFORATED SOFFIT VENT = 5 SQ. IN. / LIN. FT.

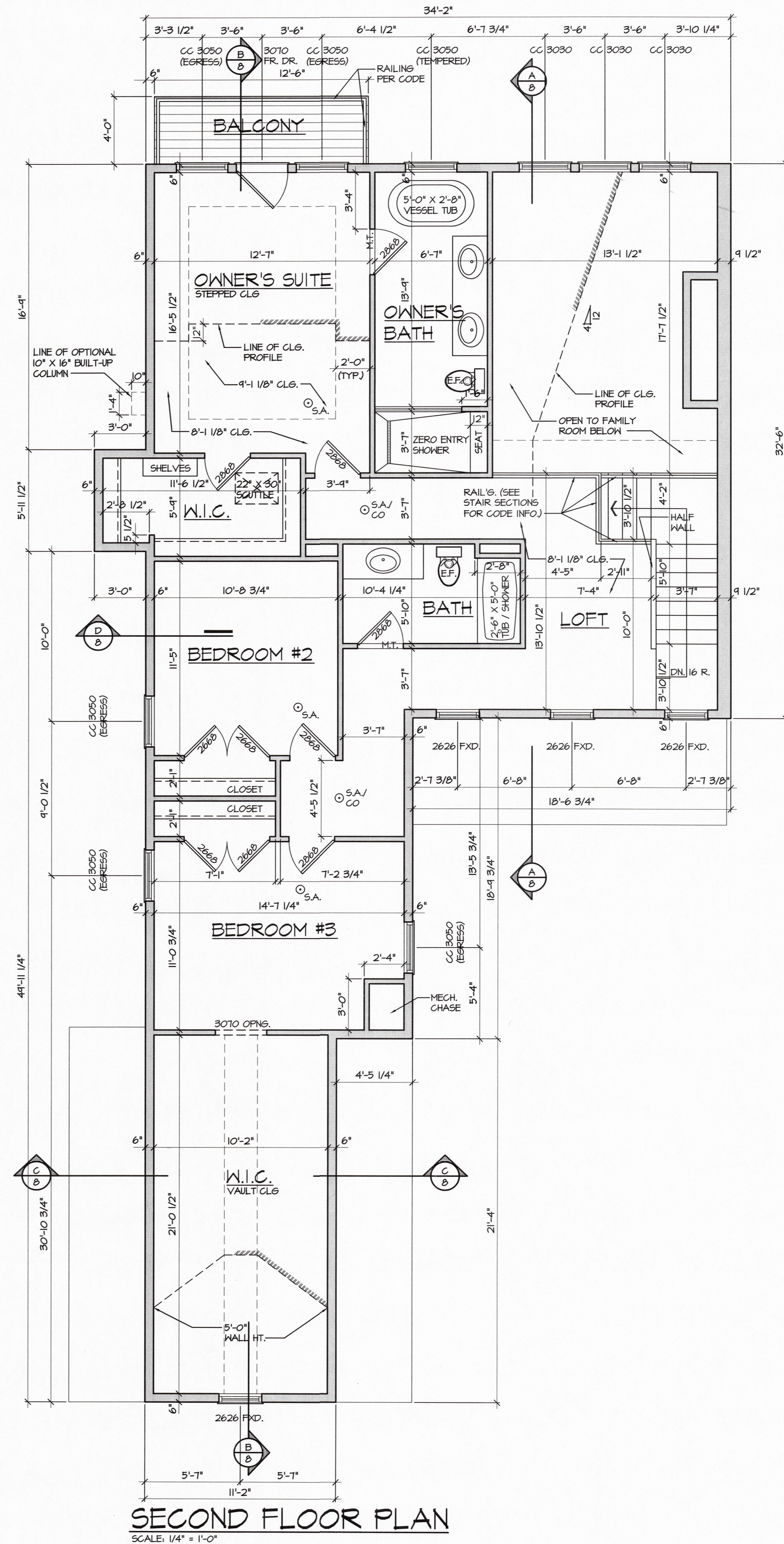
GARAGE ATTIC VENTILATION CALCULATION

ATTIC SPACE = 431 SQ. FT. / 300 = 1.44 SQ. FT. REQ'D
1.44 SQ. FT. X 144 SQ. IN. = 207.36 TOTAL SQ. IN. REQ'D.
207.36 SQ. IN. X 50% = 103.68 SQ. IN. REQ'D. IN BOTH SOFFIT AND UPPER ROOF.

RIDGE VENT CALC = 103.68 SQ. IN. / 10 SQ. IN. = 10.37 LIN. FT. OF RIDGE REQ'D.
6 = TOTAL LIN. FT. RIDGE VENT REQ'D.
12 LIN. FT. RIDGE VENT PROVIDED (100% OVER)

SOFFIT VENT CALC = 103.68 / 5 SQ. IN. = 20.74 LIN. FT. OF SOFFIT REQ'D.
21 = TOTAL LIN. FT. SOFFIT VENT REQ'D.
43 LIN. FT. SOFFIT VENT PROVIDED (105% OVER)

RIDGE VENT = 10 SQ. IN. / LIN. FT.
HARDIE PERFORATED SOFFIT VENT = 5 SQ. IN. / LIN. FT.

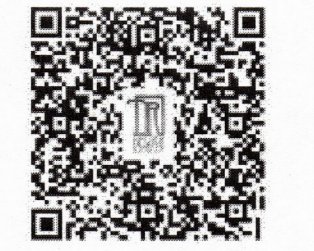


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALL WINDOW NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE
2040-2 = 2'-0" X 4'-0", 2-WIDE WINDOW UNIT

ALL DOOR NUMBERS REFER TO GENERIC SIZES (NO SPECIFIC MANUFACTURER)
EXAMPLE
3080 = 3'-0" X 8'-0"

NOTE:
ALL SECOND FLOOR CEILING HEIGHTS TO BE 8'-1 1/8" HIGH UNLESS NOTED OTHERWISE.



Huston Residence
2949 Maple Ridge Ave.
Highland, Michigan



6001 Adams Road, Suite 202 | Bloomfield Hills, MI 48304
(Office) 248-782-8250 | (Fax) 248-782-8260 | www.trdesigngroup.com

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Review Set: 05/05/24
Permit Set:
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Job Number

3 OF 8
Sheet



Department of Health & Human Services

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

Kathleen Forzley, RS, MPA, Manager
HEALTH DIVISION

oakgov.com/health

May 30, 2012

DENNIS PICKL
2949 MAPLE RIDGE AVE
HIGHLAND MI 48356

Permit Number: 128-11-000132
Parcel ID: 11-14-226-006
Application Tracking Number: 63210826

**RE: APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEM AT 2949 MAPLE
RIDGE AVE, HIGHLAND, OAKLAND COUNTY, MI.**

Dear Dennis Pickl:

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**

F. R. Rhodes, REHS

Frank Rhodes, REHS
Senior Public Health Sanitarian
Environmental Health Services

cc: Highland Township Municipal Offices

NORTH OAKLAND HEALTH CENTER
1200 NORTH TELEGRAPH ROAD
PONTIAC MICHIGAN 48341-0432
General Information 248-858-1280

SOUTH OAKLAND HEALTH CENTER
27725 GREENFIELD ROAD
SOUTHFIELD MICHIGAN 48076-3663
General Information 248-424-7000



Installed: On-Site Sewage Disposal System and/or Water Well Location

ATN: 63210826
 Parcel: 11-14-226-006
 Permit ID: 12811000132

Address: 2949 MAPLE RIDGE AVE
 HIGHLAND, 48356-2207
 Date: 05/30/2012



Legend

Highlighted Feature	Septic Tank-Final	Initial Area	Electric Utility	Septic Lid	Roads	Lake or Pond	D-Box	Current Imagery
Well-Final	Proposed Existing Septic Field-Final	Reserve Area	Communication Utility	Field Corner	Interstate	Stream or River	Alternative Treatment Unit	
Existing Structure-Final	Proposed Existing Septic Area-Final	Parcel Sketch Lines-Final	Sewer Utility	Pump Chamber Lid	Major	GPS Wells - Retired	GPS Soil Borings - Retired	
Proposed Existing SoilBoring-Final	Proposed Existing Septic Area-Final	Dimension Line-Final	Water Utility	D-Box	Minor	GPS Septic Tanks - Retired	GPS Septic Field - Retired	
		Labels-Final	Storm Utility	Alternative Treatment Unit	State	Septic Lid	GPS Field Notes - Retired	
		MiscFeature-Final	Vegetation	GPS Septic Field	US	Field Corner Pump Chamber Lid		
		Gas Utility	Outbuilding	GPS Field Notes	Contamination Buffers			
			Other		Water Area			
			GPS Wells		Swamp or Marsh			
			GPS Septic Tanks					

Disclaimer: The information provided in this system has been compiled from recorded deeds, plats, tax maps, surveys and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information.

Mr. & Mrs. Leon & Linda Adams, owners of the property located at 2931 Mapleridge Ave., Highland, MI, have reviewed the proposed construction plans of Ms. Deborah Huston, owner of the property at 2949 Mapleridge Ave., Highland, MI. It is our understanding that Ms. Huston wishes to pursue a variance to the current allowable setbacks for the following:

- There is a second level storage truss planned for over the existing garage, which was originally built closer than the current allowable setback of 5 feet from the property line. This second level will not encroach onto Mr. & Mrs. Adams' property or sight lines, and the footprint of the existing garage will not increase.
- In addition, Ms. Huston is planning to add a second story over the existing structure which will include a section over a small bumped-out area of the lower level adjacent to Mr. & Mrs. Adams' property. The existing bumped-out area also does not meet the current allowable setback of 5 feet from the property line. The second story addition will not encroach onto Mr. & Mrs. Adams' property, and the footprint of the existing foundation will not increase.

Mr. and Mrs. Adams are in agreement with the above plans, and ask the board to grant the variance on Ms. Huston's behalf.

Signed:

Leon J. Adams 8-8-24
Leon Adams Date

Linda E. Adams 8-8-24
Linda Adams Date

3 beds / 1 full baths / 0 half baths / 1244 sq ft

Residential Property Profile

11-14-226-006

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) : **DEBORAH J HUSTON**
 Postal Address : **3333 GROVE LN AUBURN HILLS MI 48326-3979**

Location Information

Site Address : **2949 MAPLE RIDGE AVE HIGHLAND MI 48356-2207**
 PIN : **11-14-226-006** Neighborhood Code : **LDL**
 Municipality : **Charter Township of Highland**
 School District : **63220 HURON VALLEY SCHOOLS**
 Class Code : **401 Residential - Improved**

Property Description

T3N, R7E, SEC 14 SOUTH SHORES LOT 8
Most Recent Sale Since 1994

Date : **09/27/2013**
 Amount : **\$1** Liber : **46425:280**
 Grantor : **PICKL, DENNIS J** Grantee : **PICKL, DENNIS J**

Tax Information

Taxable Value : **\$94,820** State Equalized Value : **\$179,880**
 Current Assessed Value : **\$179,880** Capped Value : **\$94,820**
 Effective Date For Taxes : **07/01/2024** Principal Residence Exemption Type : **N/A**
 Summer Principal Residence Exemption Percent : **0%** Winter Principal Residence Exemption Percent : **0%**

2023 Taxes		2024 Taxes	
Summer	: \$2,033.21	Summer	: \$3,838.16
Winter	: \$1,488.03	Winter	:
Village	:	Village	:

Lot Information

Description : **LEVEL** Area : **0.438 ACRES**

3 beds / 1 full baths / 0 half baths / 1244 sq ft

Residential Property Profile

11-14-226-006

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.

Primary Structure

Structure	: Bungalow	Living Area	: 1244 SQ FT
Ground Floor	: 1244 SQ FT	Year Built	: 1947
Effective Year	: 1978	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 5
Bedrooms	: 3	Full Baths	: 1
Half Baths	: 0	Fireplaces	: 0
Ext Walls	: Alum., Vinyl	Basement	: NO - CRAWL SPACE
Garage	: ATTACHED - 2 car (440 SQ FT)	Heat	: Forced Hot Water
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
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Porch Information

Type	Area
Roof Cover Only	240 SQ FT
Roof Cover Only	126 SQ FT
Treated Wood	61 SQ FT