



# MEMORANDUM

To: Zoning Board of Appeals  
From: Kariline P. Littlebear, Zoning Administrator  
Date: November 6, 2024  
Re: ZBA24-22  
1672 Pettibone Lake Rd  
11-27-400-020  
Applicant: Jeffrey M. Kaiser  
Owner: Jeffrey M. and Sandra H. Kaiser

---

The subject parcel is zoned R3 – Single Family Residential District (3-acre min). The total parcel size is approximately 4.5 acres.

The required setbacks for this parcel are as follows:

Front yard: 75 ft  
Rear yard (principal structure): 100 ft  
Rear yard (accessory structure): 50 ft  
Side yards: 40 ft

This request is for a 20-foot variance from the required 40-foot side yard setback to 20-feet provided for the construction of a 42-foot by 80-foot accessory structure with a 42-foot by 10-foot lean-to. This request is for a variance from Section 4.15 of the Zoning Ordinance.

The applicant has provided a survey, topography lines, floorplan, and elevations. Staff has supplied assessing records, a zoning map, aerial approximations of the property, and Section 4.15 of the Zoning Ordinance.

Case # 24-22

Hearing Date 11/6/24

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS  
APPLICATION FOR APPEAL

APPLICANT

NAME: JEFFREY M. KAISER

ADDRESS: 1672 PETTIBONE LAKE Rd.  
HIGHLAND, MI 48356

PHONE: 248-330-4982

EMAIL: KAISER JM 1 @ GMAIL.COM

OWNER

NAME: Sandra Kaiser  
JEFFREY M. KAISER

ADDRESS: 1672 PETTIBONE LAKE RD  
HIGHLAND, MI 48356

PHONE: 248-330-4982

EMAIL: KAISER JM 1 @ GMAIL.COM

PROPERTY ADDRESS: 1672 PETTIBONE LAKE Rd

ZONING: R3 PROPERTY TAX ID NO: 11-27-400-020

ORDINANCE SECTIONS BEING APPEALED: SEC 4.15 - SCHEDULE OF REGULATIONS

VARIANCES REQUESTED: REQUEST IS FOR 20ft VARIANCE FROM 40ft SIDE YARD SETBACK TO 20ft PROVIDED. REQUEST IS FOR A VARIANCE FROM SECTION 4.15 OF THE ZONING ORDINANCE.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: \_\_\_\_\_  
PRACTICAL DIFFICULTY #1: TOPOGRAPHY LIMITS LOCATION OF STORAGE BUILDING DUE TO MANY HILLS AND RAVINES. CHOSEN LOCATION IS THE ONLY FLAT AREA ON PROPERTY.  
PRACTICAL DIFFICULTY #2: PROPERTY IS LONG AND NARROW (1320' x 148.5').

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: Jeffrey M. Kaiser Sandra Kaiser DATE: 9/19/2024

SIGNATURE OF APPLICANT: Jeffrey M. Kaiser Sandra Kaiser DATE: 9/19/2024

Signature of applicant must be notarized.

Subscribed and sworn to before me this 19 day of September, 2024

Jennifer Bosh Notary Public  
My Commission expires 06-16-25

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

APPLICATION FEE: \$275.00

Receipt# 1060933 Date Paid 9/19/24

Received by [Signature]

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

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.

---

Practical Difficulty #1: Topography limits location of storage building due to many hills and ravines.

---

Practical Difficulty #2: Property is long and narrow (1320' x 148.5').

---

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

**No**

---

---

---

---

- 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 Jeffrey M. Kasein

**Sec. 4.15. Schedule of Regulations.**

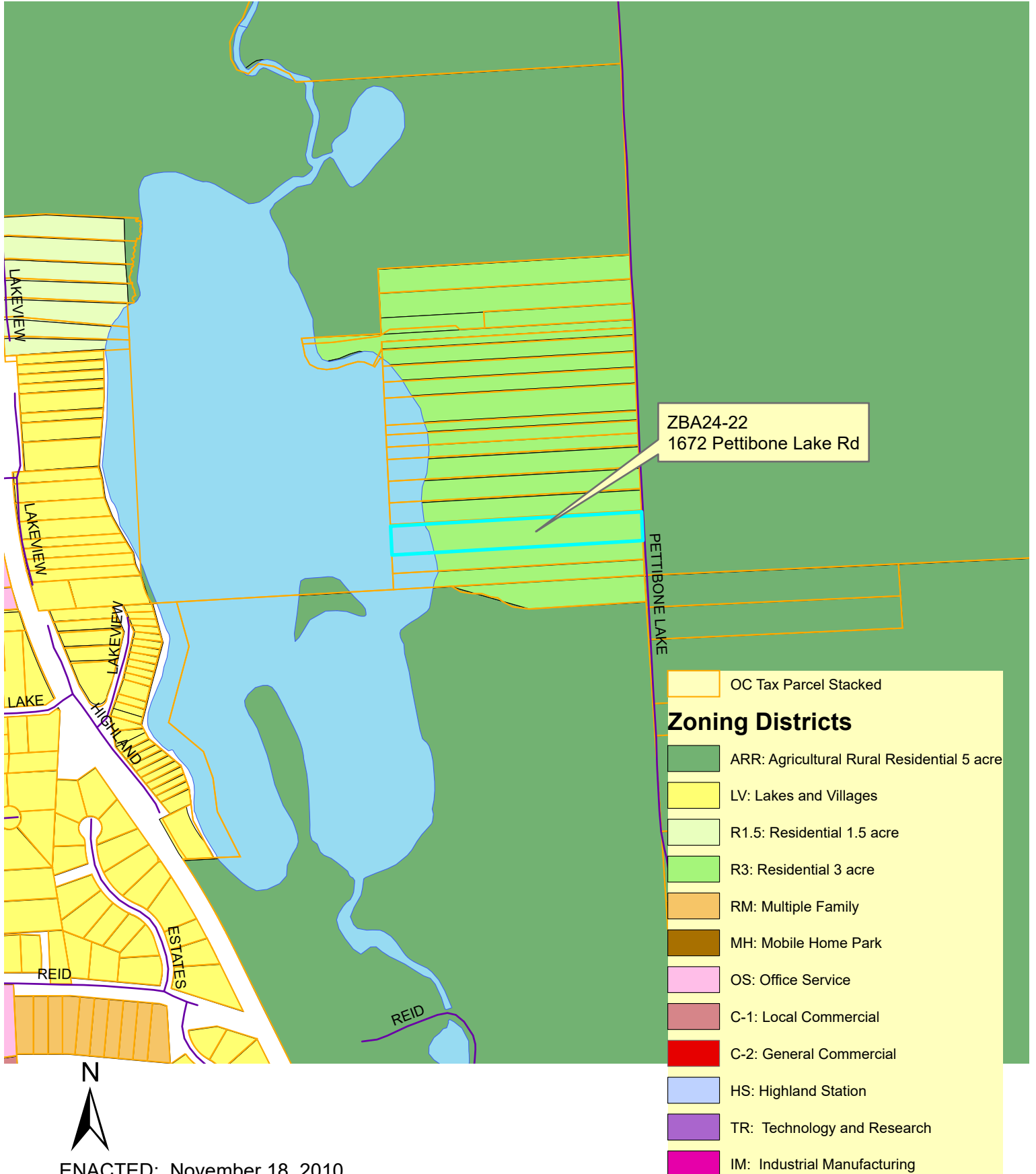
TABLE 4.1. SCHEDULE OF REGULATIONS

Zoning District	Minimum Lot Size		Maximum Building Height (B)		Minimum Yard Setback (C, D, E, P)					Max. Lot Coverage	Min. Floor Area per Dwelling Unit
	Area	Lot width	Stories	Feet	Front	Least Side	Total Side	Rear	Ordinary High Water Mark	Percent	Square Feet
ARR Q	5 acres (L)	330 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft. (R)	65 ft.	10%	1,000 (750 first floor)
R-3	3 acres (L)	200 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft. (R)	65 ft.	10%	1,000 (750 first floor)
R-1.5	65,000 sq. ft. (M)	150 ft.	2	28 (A)	50 ft. (G)	30 ft.	60 ft.	50 ft.	65 ft.	15%	1,000 (750 first floor)
LV (H)	---	---	---	---	---	---	---	---	65 ft.	---	---
RM (I)	---	---	---	---	---	---	---	---	65 ft.	---	---
MH (J)	---	---	---	---	---	---	---	---	65 ft.	---	---
OS	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-1	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-2	30,000 sq. ft. (N)	150 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-3	30,000 sq. ft. <sup>N</sup>	150 ft	2	25	80 ft. <sup>F</sup>	20 ft. <sup>S</sup>	50 ft. <sup>S,T</sup>	50 ft. <sup>S,T</sup>	65 ft.	varies <sup>U</sup>	N/A
HS (K)	---	---	---	---	---	---	---	---	65 ft.	---	---
TR (O)	30,000 sq. ft. (N)	150 ft.	2	30	40 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A
IM (O)	30,000 sq. ft. (N)	150 ft.	2	30	75 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A

- 
- A. For residential principal and accessory structures, the structure shall be designed so that firefighters can access the roof at multiple locations by means of a standard fire ladder.
  - B. For non-residential accessory structures, the maximum building height shall be subject to the same height requirement as a principal structure.
  - C. Non-residential accessory buildings, structures and uses shall be subject to the same setback requirements as a principal building structure, or use. A non-residential accessory building, structure or use shall not occupy more than twenty-five percent (25%) of the total gross floor area of the principal building in which it serves, except that the Technology and Research District shall be limited to fifteen percent (15%).
  - D. Septic systems in all districts are subject only to the setbacks established by the Oakland County Health Division.
  - E. Any structure, yard, pen, or other area where farm animals are kept must be setback fifty (50) feet from any residential building or structure on the same lot and fifty (50) feet from any building or structure on an adjacent lot. Animal owners are liable for damage their animals may inflict on neighboring properties, and are advised to maintain a suitable setback from the property line, considering the behavior of their animals and the nature of the adjoining properties.
  - F. For parcels fronting on M-59, a minimum setback of one hundred (100) feet shall be required.
  - G. For lots fronting major thoroughfares, the front yard setback shall be increased by fifty (50) feet.
  - H. Refer to Section 9.02 for Lake and Village Residential District regulation.
  - I. Refer to Section 9.03 for Multiple-family Residential regulations.
  - J. Refer to Section 9.04 for Manufactured Home Park District regulations.
  - K. Refer to Section 9.05 for Highland Station District regulations.
  - L. Minimum buildable area shall be 2 acres. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.
  - M. Minimum lot size and buildable area shall be 65,000 square feet. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.
  - N. Minimum lot size and buildable area shall be 30,000 square feet. The buildable area shall be of such configuration to permit construction of the principal structure, septic system and reserve septic system.
  - O. Refer to Section 9.06 for additional regulations for the Technology and Research District and the Industrial Manufacturing District.
  - P. Corner and through lots have two front yards. The two remaining yards are considered side yards. Corner lots will have a rear yard if the parcel is large enough to be divided.
  - Q. Refer to Section 10.13 for Yard Setback Exceptions relative to temporary Farm Market Structures.
  - R. For accessory buildings and structures in the R-3 Zoning District, the rear yard setback shall be fifty (50) feet.
  - S. Side and rear setbacks shall be doubled along lot lines adjacent to residentially zoned and used properties.
  - T. A minimum twenty-five (25) foot landscape buffer is required along lot lines adjacent to residentially zoned and used properties. No outdoor activities are permitted in this space.
  - U. Maximum lot coverage shall not exceed thirty (30) percent except that the aggregate of greenhouses and self-storage may cover forty (40) percent of the lot, provided no single building exceeds five thousand (5,000) square feet.

( Ord. No. Z-006, § 1, 10-14-2015 ; Ord. No. Z-013 , § 1, 10-9-2019)

# CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010

# 1672 Pettibone Lake Rd 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

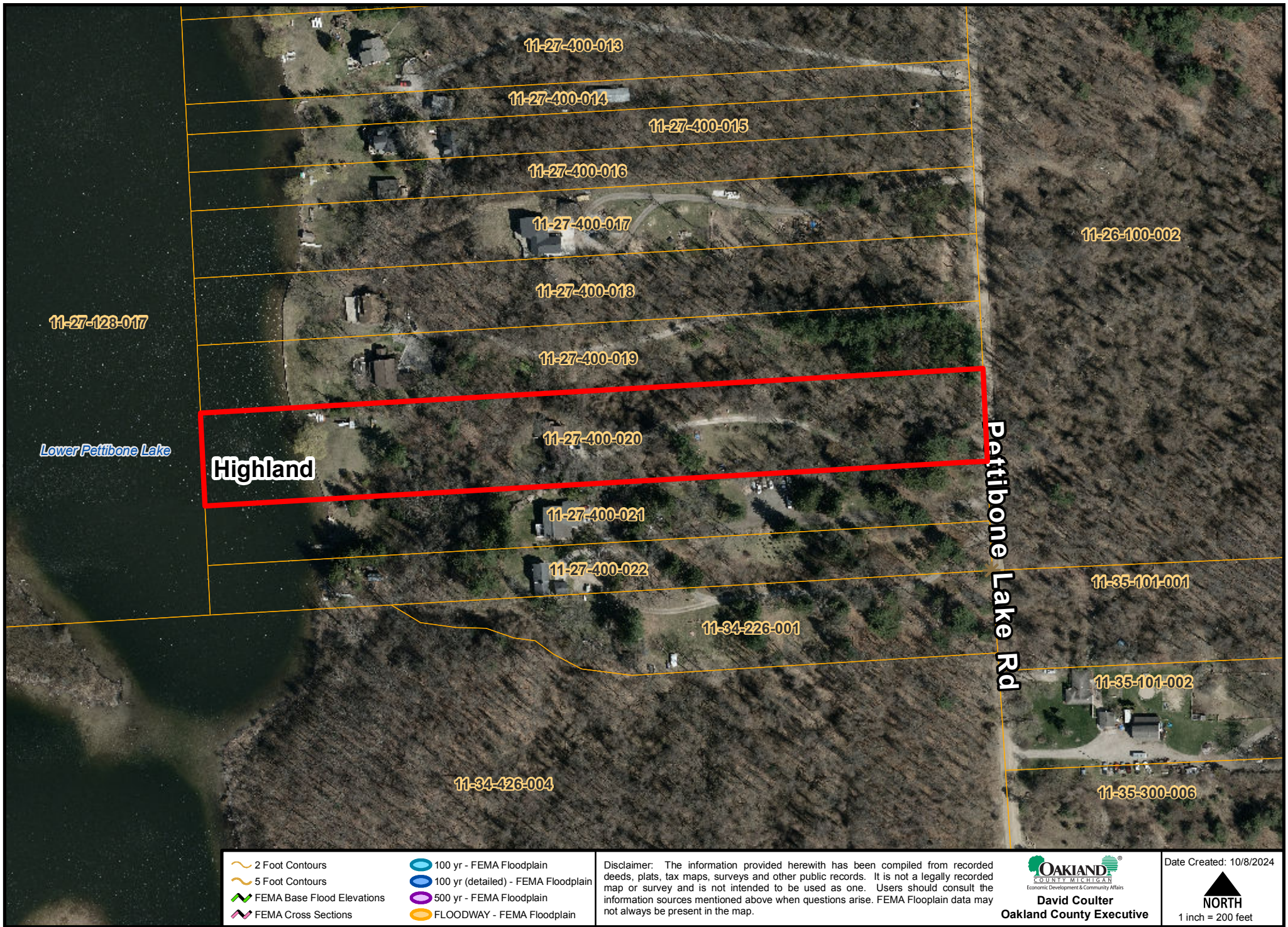
Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. 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: 10/8/2024  
  
**NORTH**  
1 inch = 200 feet



# 1672 Pettibone Lake Rd



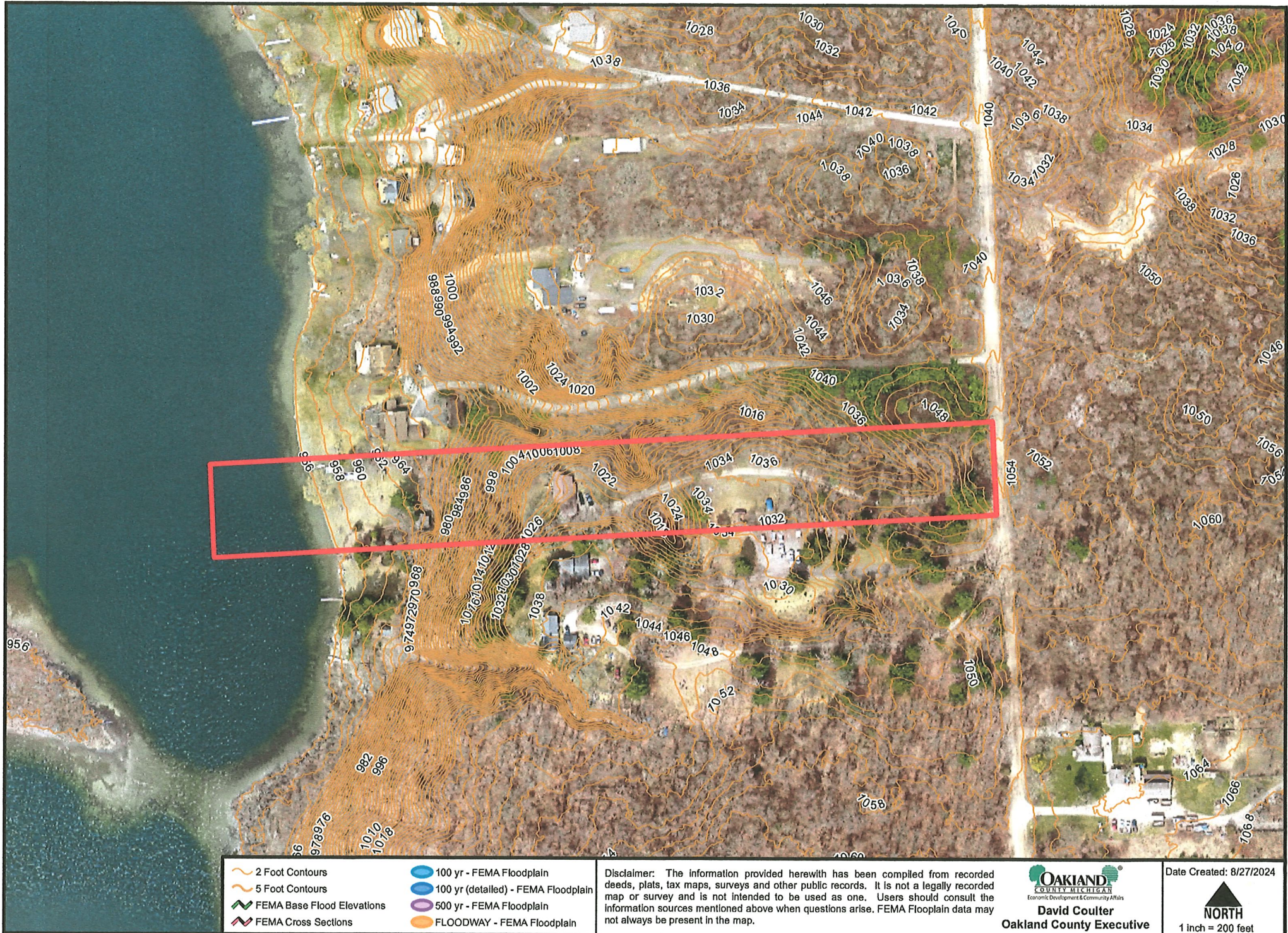
**OAKLAND**  
 COUNTY MICHIGAN  
 Economic Development & Community Affairs  
**David Coulter**  
 Oakland County Executive

Date Created: 10/8/2024  
  
 NORTH  
 1 inch = 200 feet

# 1672 Pettibone Lake Rd closeup



# 2020 Aerial with 2 ft Contours Zoomed Out

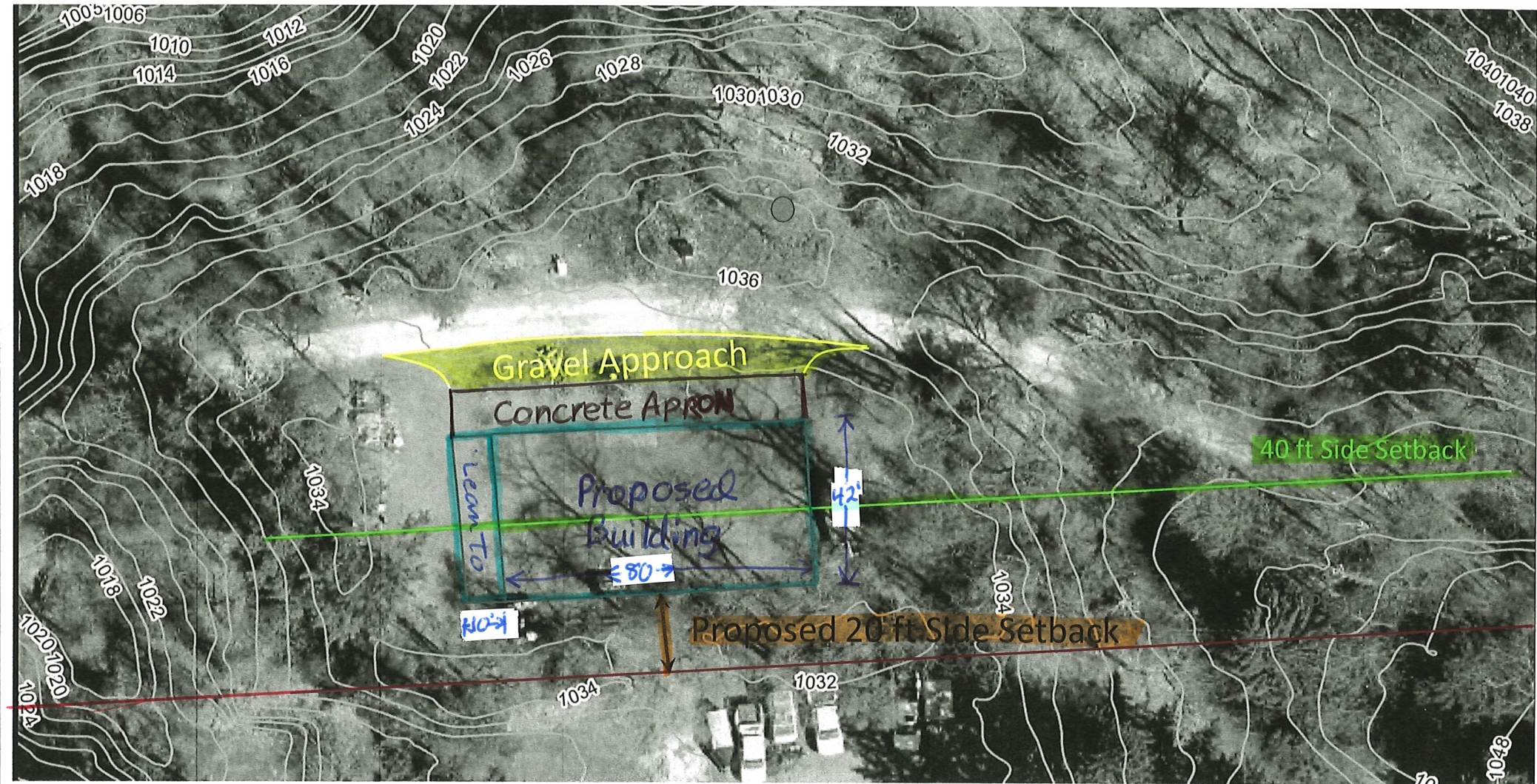




# Proposed

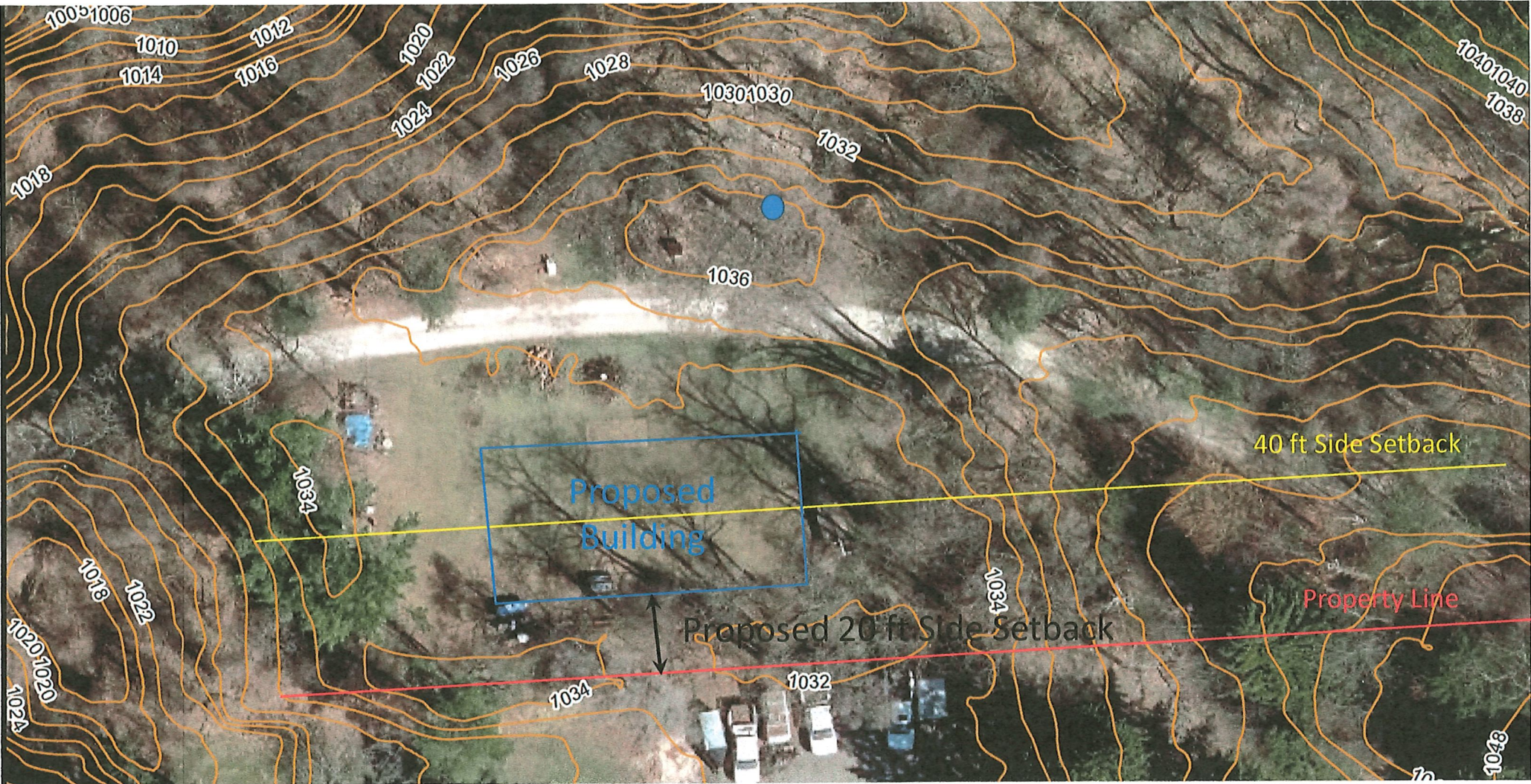
Structure, Lean-to, CONCRETE APRON + GRAVEL APPROACH

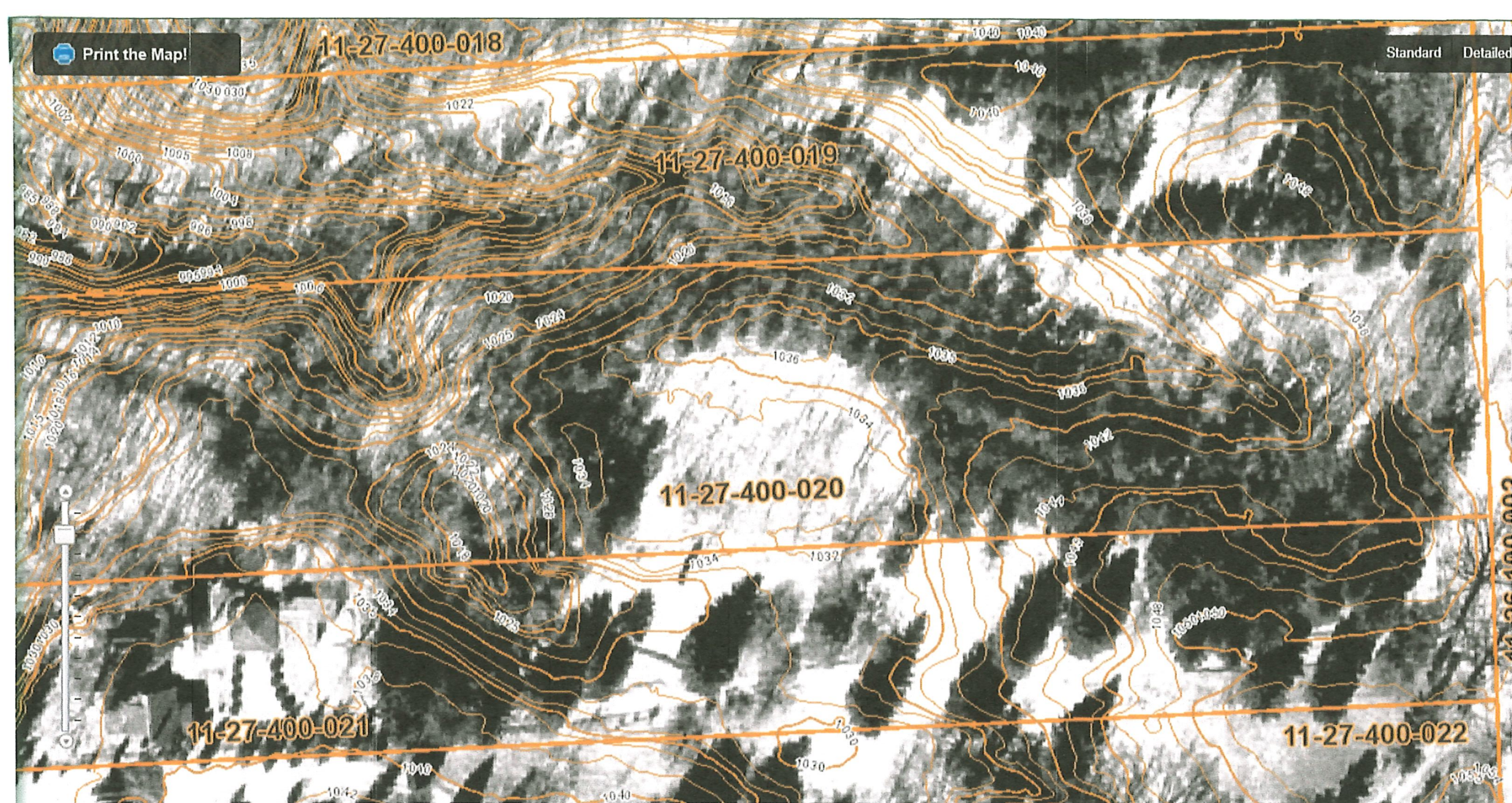
20ft setback variance



# Proposed

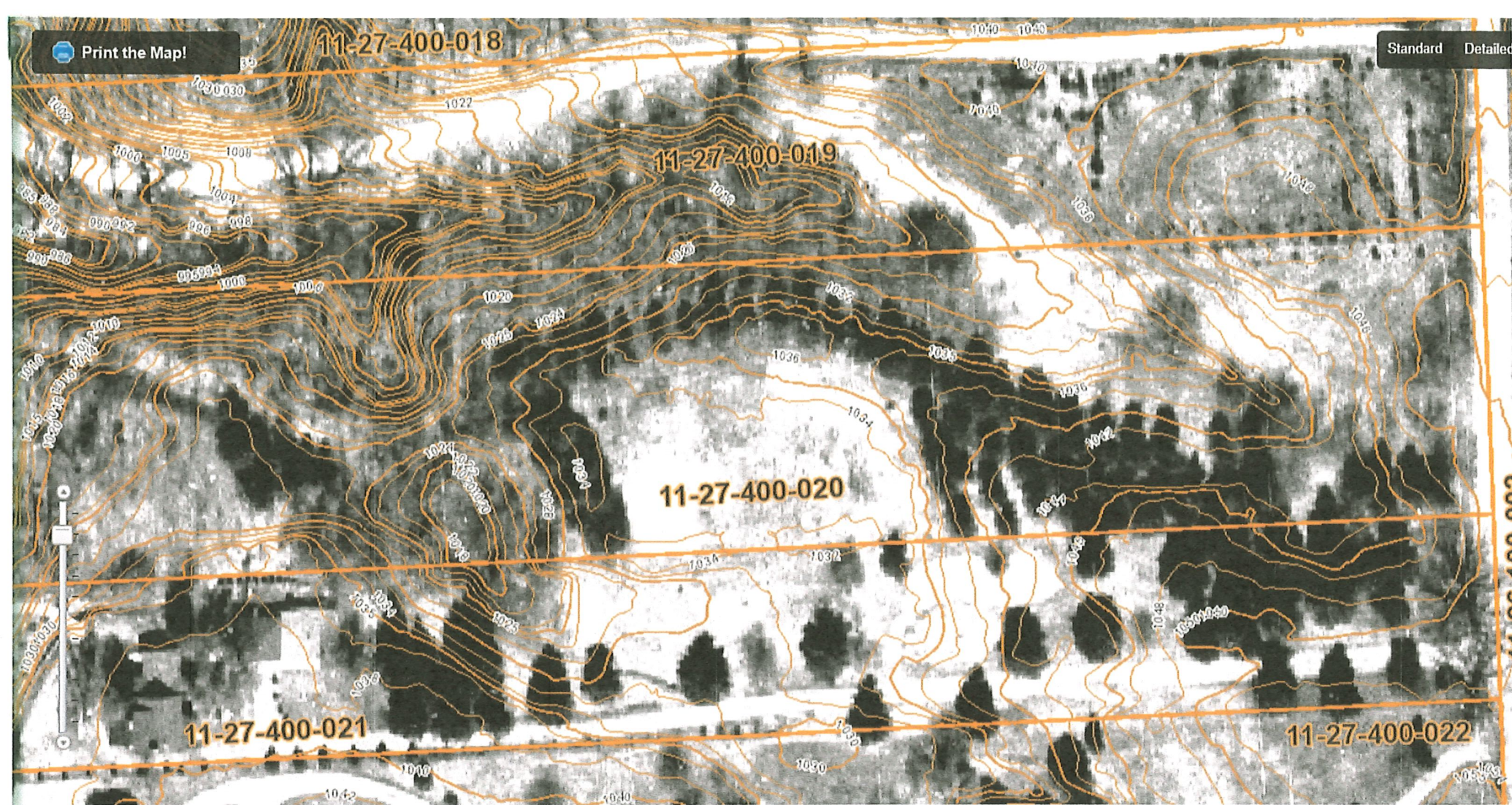
20ft setback variance





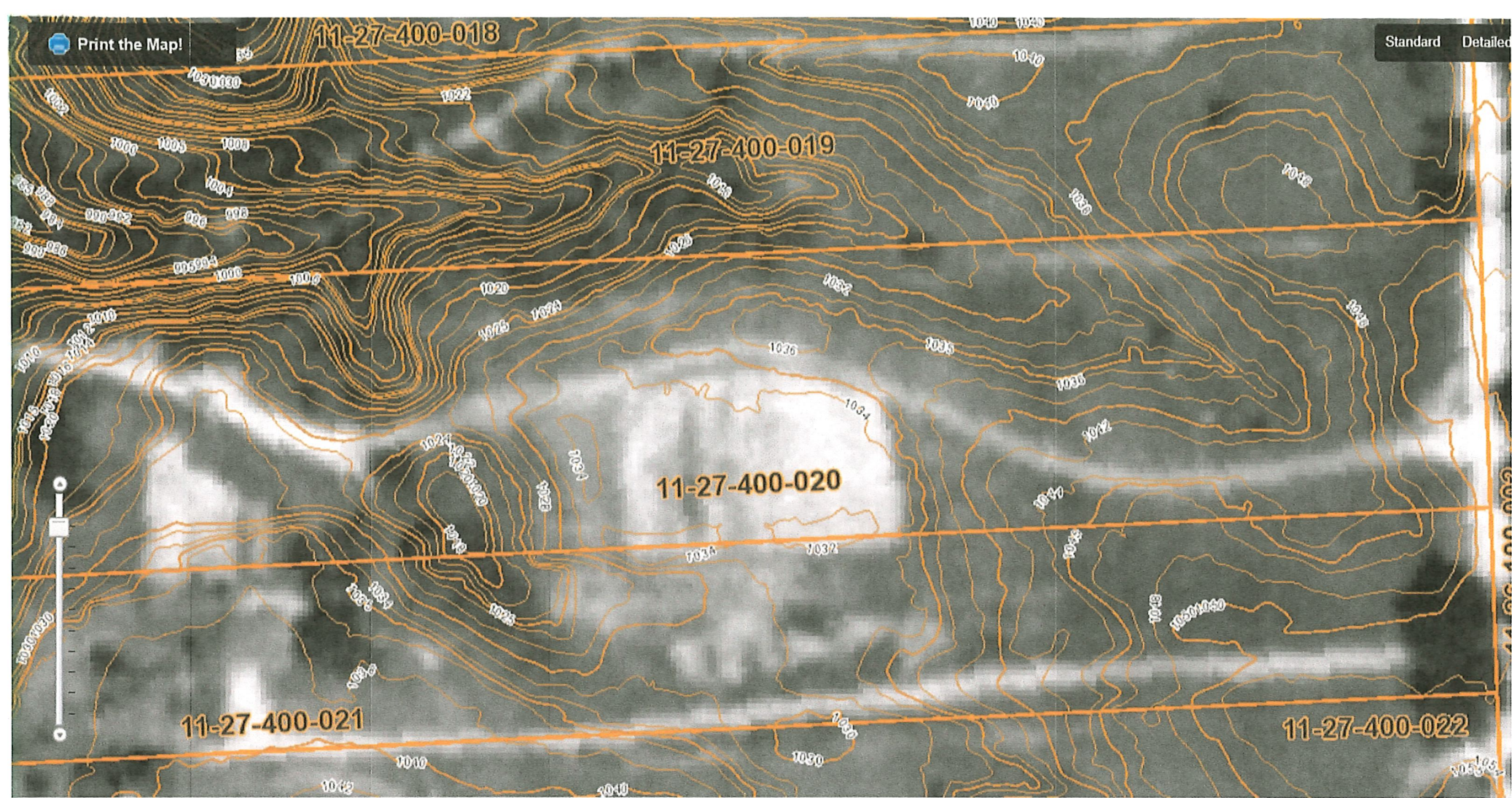
1974 AERIAL

with 2ft topographical contour lines



1963 AERIAL  
with 2ft topographical contour lines

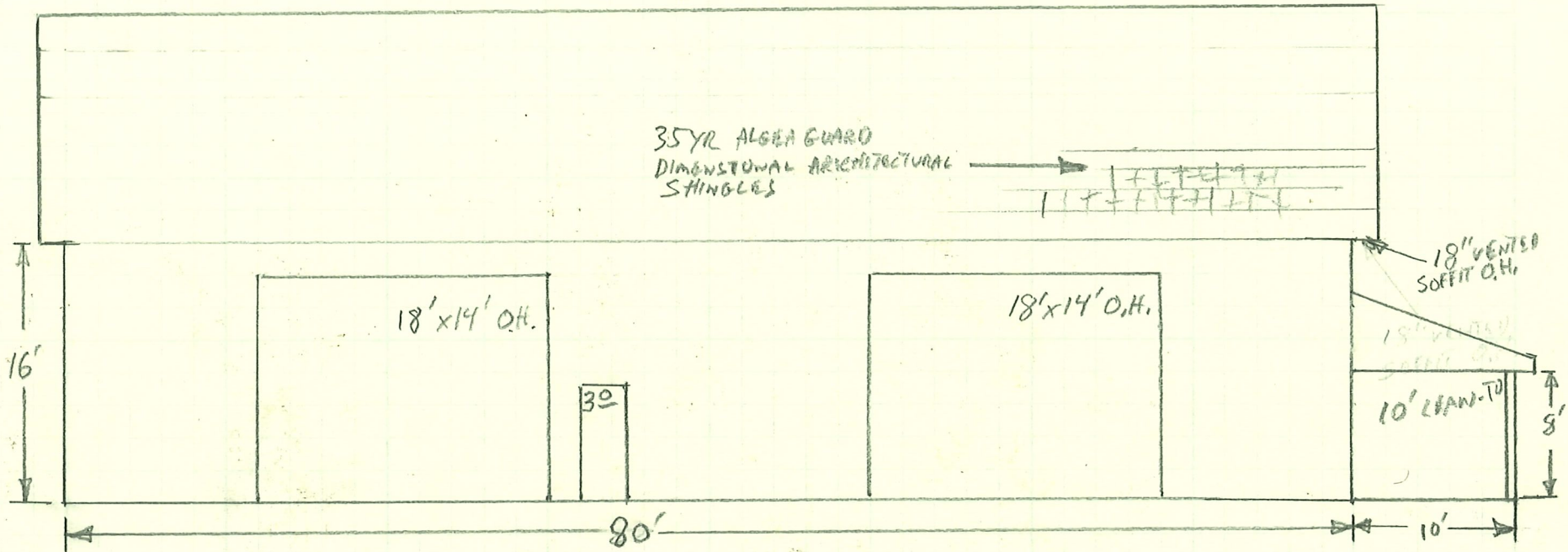




1940 AERIAL  
with 2ft topographical contour lines

KAISER RESIDENCE  
1672 PETIBONE LAKE ROAD

PROPOSED 42' x 80' STORAGE BUILDING

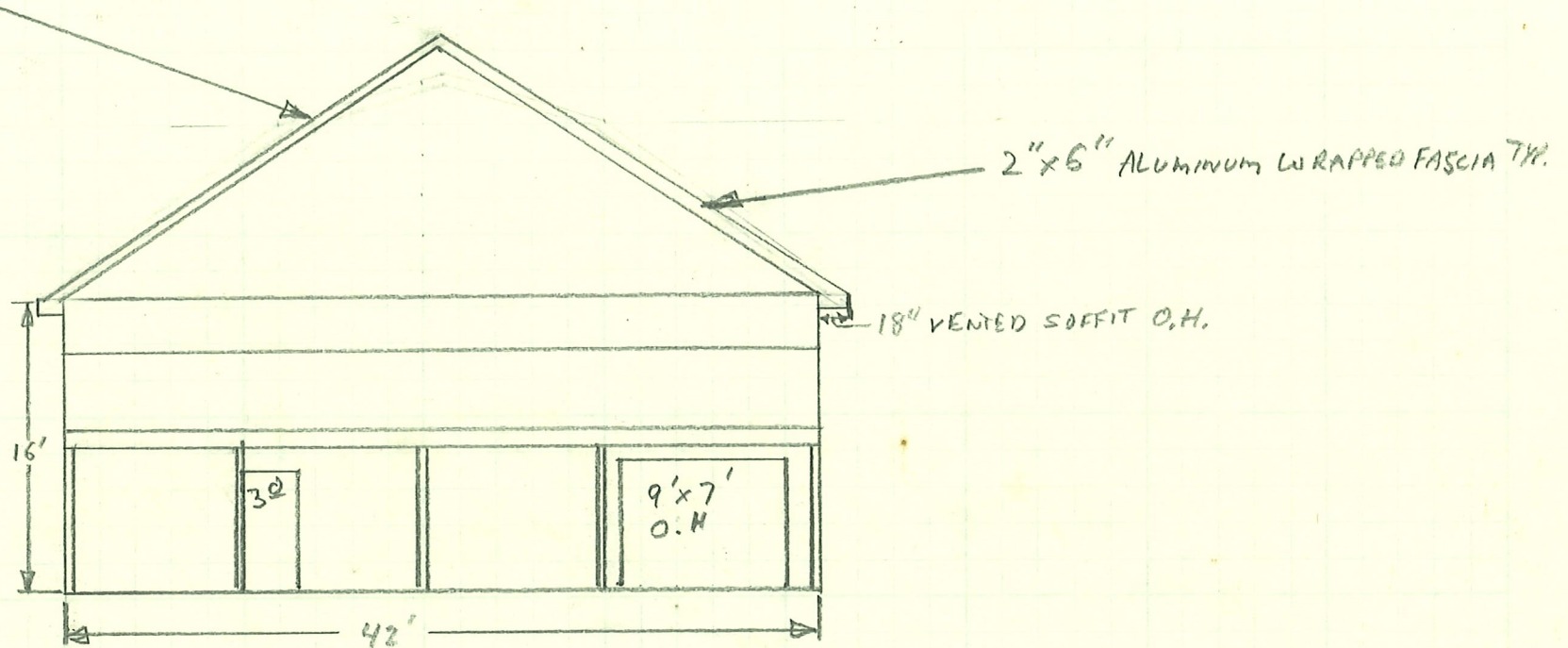


NORTH ELEVATION

NOT TO SCALE

KAISER RESIDENCE  
1672 PETTIBONE LAKE ROAD  
PROPOSED 42' X 80' STORAGE BUILDING

PRE-ENGINEERED  
8/12 PITCH ROOFTRUSS



EAST ELEVATION

NOT TO SCALE

KAISER RESIDENCE

1672 PETTIBONE LANE ROAD

PROPOSED 42' X 80' FRAMED STORAGE BUILDING  
FLOOR PLAN

ALL EXT WALLS - 2" X 6" 16" OC

4' X 4' WINDOWS  
AMOUNT & LOCATIONS  
FIELD VERIFY

42" DEEP FOOTING TRENCH  
2500 PSI FOOTING MIX CONCRETE  
WITH REBAR

- APPROX 3 COURSES  
8 X 8 X 16" BLOCK  
ON FOOTING

COMPACTED SAND FLOOR  
WITH VISQUEEN - RE-BAR AND  
WIRE WITH 5", 6-BAG MIX  
CONCRETE FLOOR

9' X 7'  
O.H.

42' X 10'  
LEAN-TO

4" CONCRETE  
W/REBAR

3' 0" DOOR

18' X 14' O.H.

18' X 14' O.H.

3' 0" DOOR

12' X 90' CONCRETE APRON  
4" CONCRETE W/REBAR

NOT TO SCALE

PRE-ENGINEERED  
8/12 PITCH ROOF TRUSS  
24" O.C. ABOVE

4' X 4'  
WINDOWS  
AMOUNT &  
LOCATIONS  
FIELD  
VERIFY

22-141 50 SHEETS  
22-142 100 SHEETS  
22-144 200 SHEETS





Existing

Charter Township of Highland (H) 11-27-400-020 Active

Print Date: Date

1672 Pettibone Lake Rd  
Highland MI 48356-3127

View: Front

Structure: Primary

Photo Date: 07/30/2014



# Existing

1672 Pettibone Lake Rd  
Highland MI 48356-3127

**View:** Rear

**Structure:** Primary

**Photo Date:** 07/30/2014



Existing

1672 Pettibone Lake Rd  
Highland MI 48356-3127

View: Front

Structure: Out-Building

Photo Date: 07/30/2014



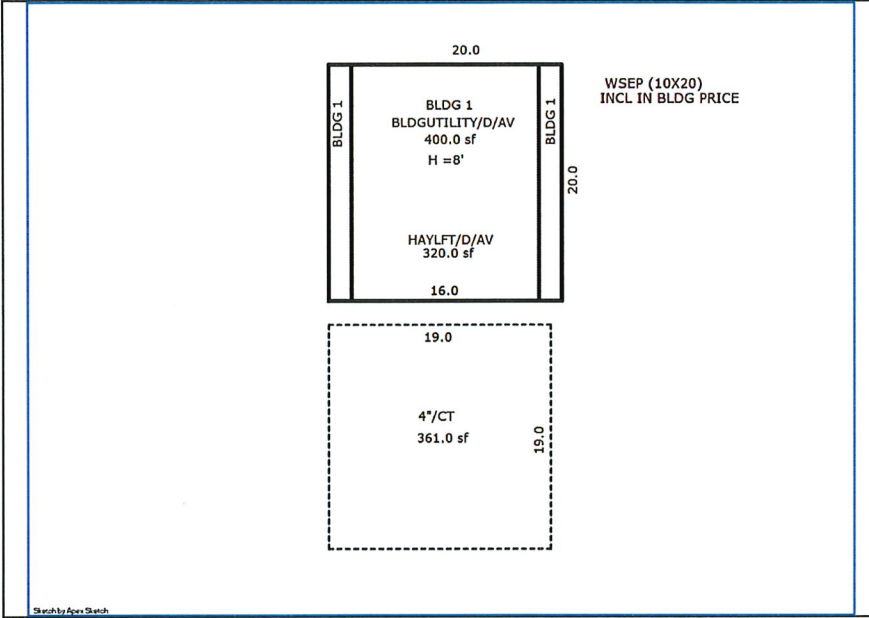
Parcel Sketch View

Charter Township of Highland (H)

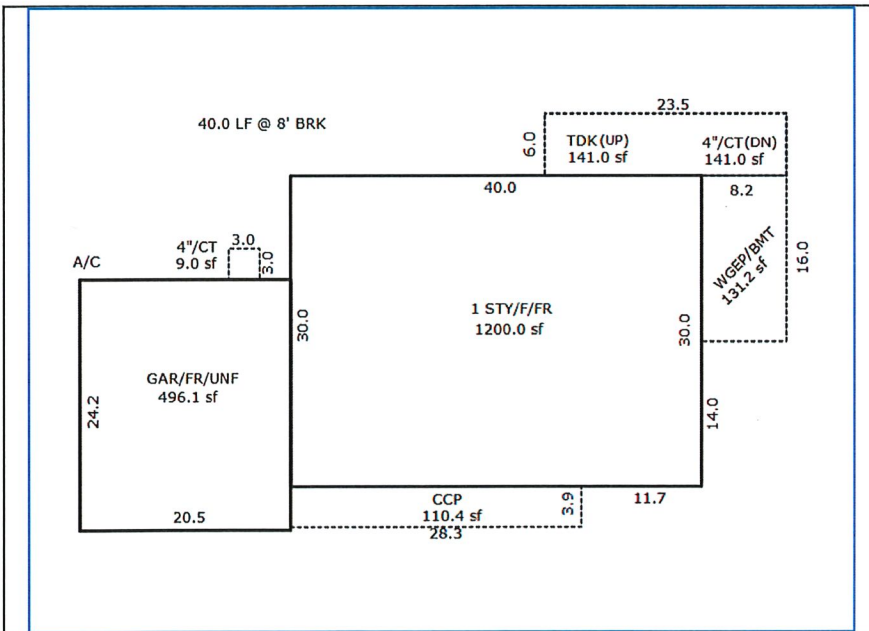
Page Print Layout: 2 per page

PIN: 11-27-400-020

PRINT DATE: 10/8/2024



Existing  
Accessory  
Structure



Existing  
House



0 beds / 1 full baths / 0 half baths / 1200 sq ft

**Residential Property Profile**

11-27-400-020

**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) : JEFFREY M KAISER & SANDRA H KAISER  
 Postal Address : 1672 PETTIBONE LAKE RD HIGHLAND MI 48356-3127

**Location Information**

Site Address : 1672 PETTIBONE LAKE RD HIGHLAND MI 48356-3127  
 PIN : 11-27-400-020 Neighborhood Code : LAG  
 Municipality : Charter Township of Highland  
 School District : 63220 HURON VALLEY SCHOOLS  
 Class Code : 401 Residential - Improved

**Property Description**

**T3N, R7E, SEC 27 N 148.50 FT OF S 330 FT OF SE 1/4 OF SE 1/4 4.50 A**

**Most Recent Sale Since 1994**

Date : 10/30/2001  
 Amount : \$337,000 Liber : 24021:248  
 Grantee : KAISER, JEFFERY M  
 Grantor : WEISS, WALTON KAISER, SANDRA H

**Tax Information**

Taxable Value	: \$131,160	State Equalized Value	: \$195,340
Current Assessed Value	: \$195,340	Capped Value	: \$131,160
Effective Date For Taxes	: 07/01/2024	Principal Residence	: N/A
		Exemption Type	
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
<b>2023 Taxes</b>		<b>2024 Taxes</b>	
Summer	: \$2,812.40	Summer	: \$2,948.28
Winter	: \$1,546.76	Winter	:
Village	:	Village	:

**Lot Information**

Description : ROLLING WATERFRONT Area : 4.5 ACRES

0 beds / 1 full baths / 0 half baths / 1200 sq ft

**Residential Property Profile**

11-27-400-020

**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.**

**Primary Structure**

Structure	: <b>Ranch</b>	Living Area	: <b>1200 SQ FT</b>
Ground Floor	: <b>1200 SQ FT</b>	Year Built	: <b>1986</b>
Effective Year	: <b>1986</b>	Remodel Year	: <b>0</b>
Stories	: <b>1 Story</b>	Rooms	: <b>3</b>
Bedrooms	: <b>0</b>	Full Baths	: <b>1</b>
Half Baths	: <b>0</b>	Fireplaces	: <b>1</b>
Ext Walls	: <b>Lap Siding</b>	Basement	: <b>YES - FULL</b>
Garage	: <b>ATTACHED - 2 car (496 SQ FT)</b>	Heat	: <b>Forced Heat &amp; Cool</b>
Fuel Type	: <b>Gas</b>	Central Air	: <b>Yes</b>

**Basement Information**

Finish	: <b>UNFINISHED</b>	Area	: <b>0 SQ FT</b>
--------	---------------------	------	------------------

**Porch Information**

Type	Area
<b>CCP (1 Story)</b>	<b>110 SQ FT</b>
<b>WGEP (1 Story)</b>	<b>131 SQ FT</b>
<b>Treated Wood</b>	<b>141 SQ FT</b>
<b>Treated Wood</b>	<b>16 SQ FT</b>