



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: July 17, 2024
Re: ZBA24-13
2390 Dean Dr
11-12-303-004
Applicant: Andrew Grossman
Owner: Andrew Grossman and Maureen Pichner

The subject parcel is zoned LV – Lake and Village Residential District. The total parcel size is approximately 0.659 acres or 28,706 square feet which includes approximately 0.349 acres or 15,206 square feet of wetlands.

The required setbacks for this parcel are as follows:

Front yard: 34 ft

Ordinary High-water mark for uncovered decks/patios: 65 ft

Ordinary High-water mark for house and attached additions: 65 ft

Side yard: 10 ft min on the smallest side and 25 ft total when both side yards are added together.

This request is for a 30-foot variance from the calculated 65-foot ordinary high-water mark setback to 35-feet provided for the construction of an approx. 130 square foot uncovered rear deck and stairs. This request is for a variance from Section 9.02.D. of the Zoning Ordinance.

The permit for the house was issued in 1992 after a successful variance request for the construction of the house only. The approved minutes for that request have been included for your review. A rear deck was not included with that variance request and so a variance for a deck was never granted. In 1995 a permit for a rear deck was issued without a variance. The request was only for the minimum size of 3 feet by 3 feet landing with stairs which is required by state code for safe ingress and egress from the rear door so it seems that it was deemed that a variance was not necessary at that time. The new larger deck was built this year without a permit. The enforcement has also been included for your review.

The applicant has provided a survey, site plan, photos and construction plans for the deck and stairs. Staff has supplied assessing records, a zoning map, an aerial approximation of the property, approved minutes for Case 92-20 with the original variance approval for the house, the current enforcement record, and Section 9.02. of the Zoning Ordinance.

Case # 24-13

Hearing Date 7/17/24

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT *& owner*

NAME: Andrew Grossman

ADDRESS: 2390 Dean Dr.
Highland, MI 48356

PHONE: 248-568-4243

EMAIL: detailedimages@gmail.com

OWNER

NAME: Maureen Pichner

ADDRESS: 2390 Dean Dr.
Highland, MI 48356

PHONE: 248-249-0936

EMAIL: mpichner@Comcast.net

PROPERTY ADDRESS: 2390 Dean Dr Highland, MI 48356 ZONING: LV

PROPERTY TAX ID NO: 4-11-12-303-004

ORDINANCE SECTIONS BEING APPEALED: 9.02.D.

VARIANCES REQUESTED: 30ft variance from 65ft high-water mark setback to 35ft for an uncovered deck

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: It is impossible to be within 65 ft of the wetlands area behind my home. the house itself is only 45 ft and the well is only about 30 ft away from the wetlands. The new deck does not extend past the well. The House and Lot are pre-existing since 1992,

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: *Maureen Pichner* DATE: 6-11-24
SIGNATURE OF APPLICANT: *Andrew Grossman* DATE: 6-11-24

Signature of applicant must be notarized.

Subscribed and sworn to before me this 11 day of June, 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

Receipt# 1060144 Date Paid 6/11/24

Received by LGB

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.

Yes. The house and well both are already existing and the deck doesn't extend past the well.

- 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?


Current owner

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

Not at all.

- 6) Will the proposed variance be the minimum necessary?

yes

Signature  _____

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

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

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

B. Setbacks.

a. Front yard setback.

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

b. Side yard setback.

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

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

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

c. *Rear yard setback.*

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

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

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

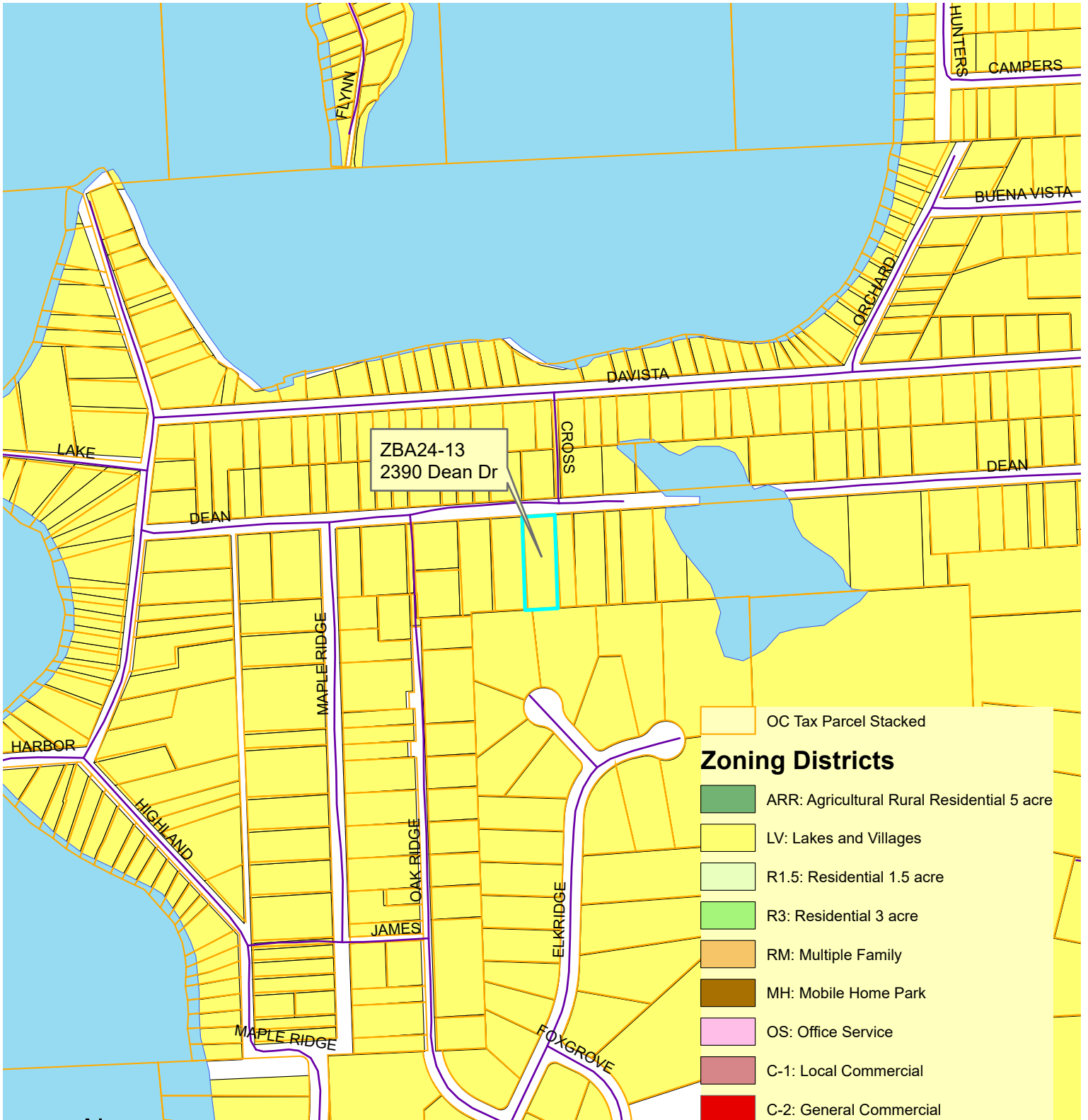
D. *Minimum Setback from the Ordinary High Water Mark.*














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

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

(Ord. No. Z-006, § 3, 10-14-2015)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP

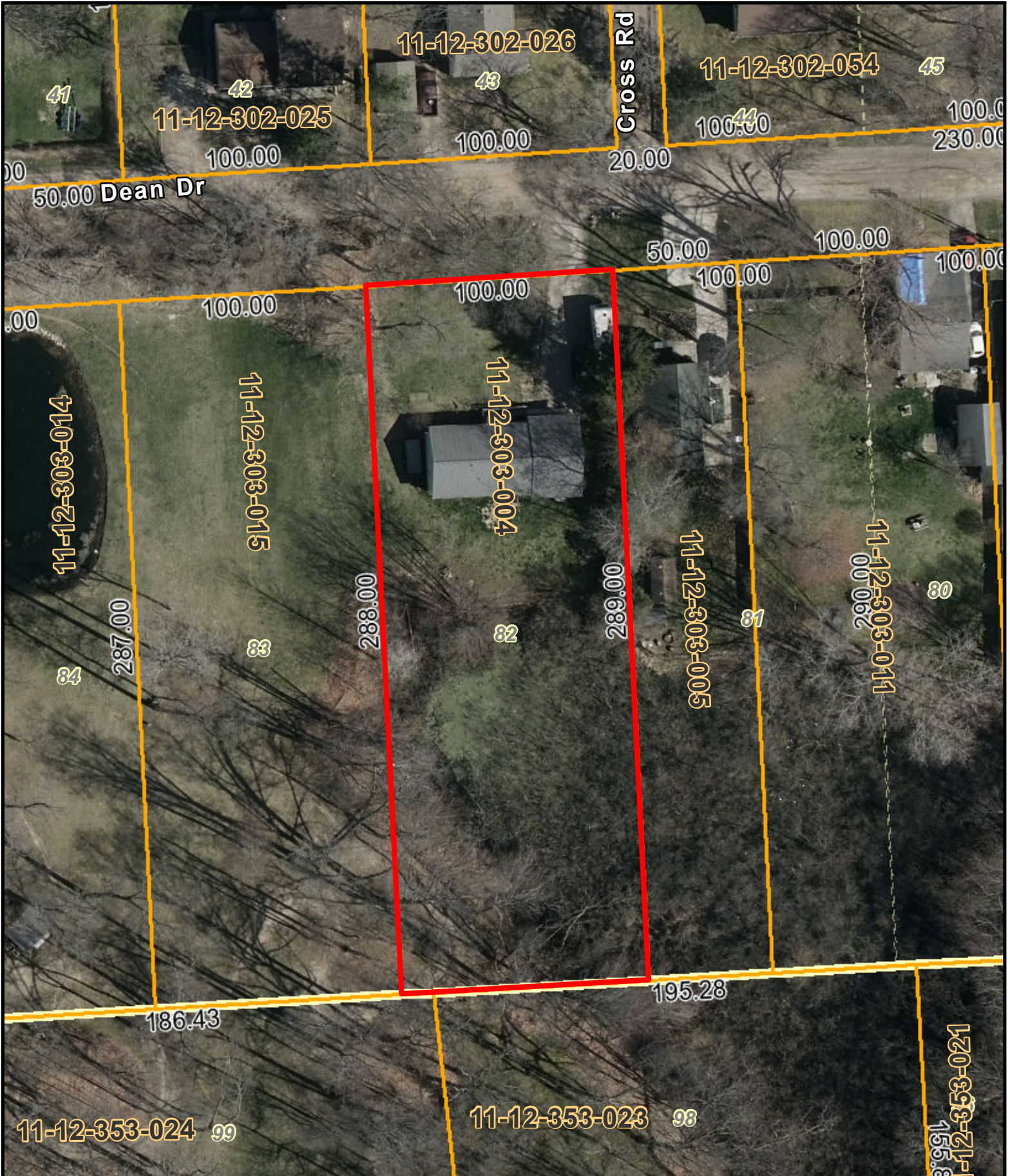


-  OC Tax Parcel Stacked
- Zoning Districts**
-  ARR: Agricultural Rural Residential 5 acre
-  LV: Lakes and Villages
-  R1.5: Residential 1.5 acre
-  R3: Residential 3 acre
-  RM: Multiple Family
-  MH: Mobile Home Park
-  OS: Office Service
-  C-1: Local Commercial
-  C-2: General Commercial
-  HS: Highland Station
-  TR: Technology and Research
-  IM: Industrial Manufacturing



ENACTED: November 18, 2010

2390 Dean Dr 2023



	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		FLOWWAY - FEMA Floodplain

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

David Coulter
 Oakland County Executive

Date Created: 6/12/2024

 NORTH
 1 inch = 50 feet

2390 Dean Dr 2017



-  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
-  FLOWWAY - FEMA Floodplain

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David Coulter
Oakland County Executive

Date Created: 6/12/2024



CERTIFICATE OF SURVEY
KIEFT ENGINEERING, INC.
REGISTERED CIVIL ENGINEERS AND LAND SURVEYORS

8432 SOUTH MAIN STREET
CLARKSTON, MICHIGAN 48016

TELEPHONE
625-3251

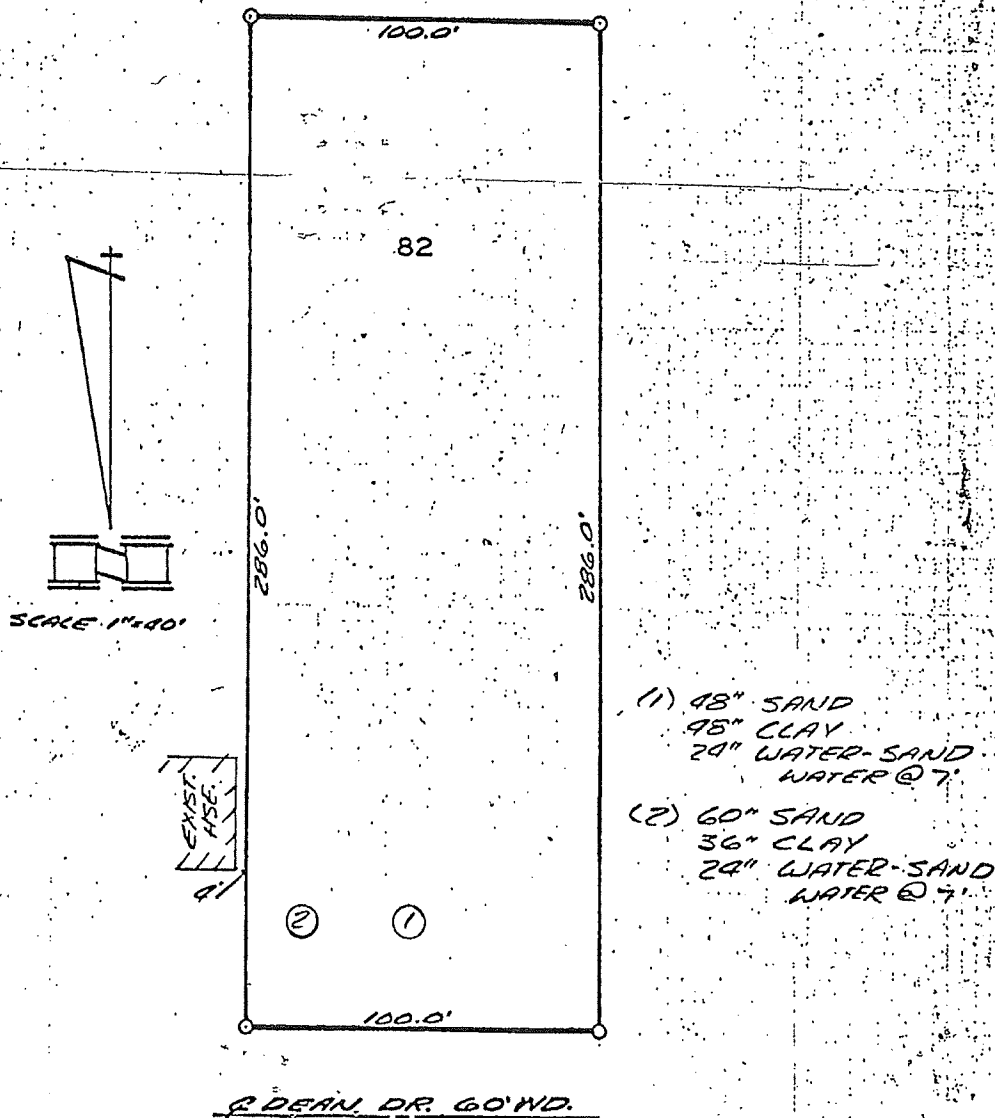
Survey for Spring Valley Corporation Date: 11-24-72

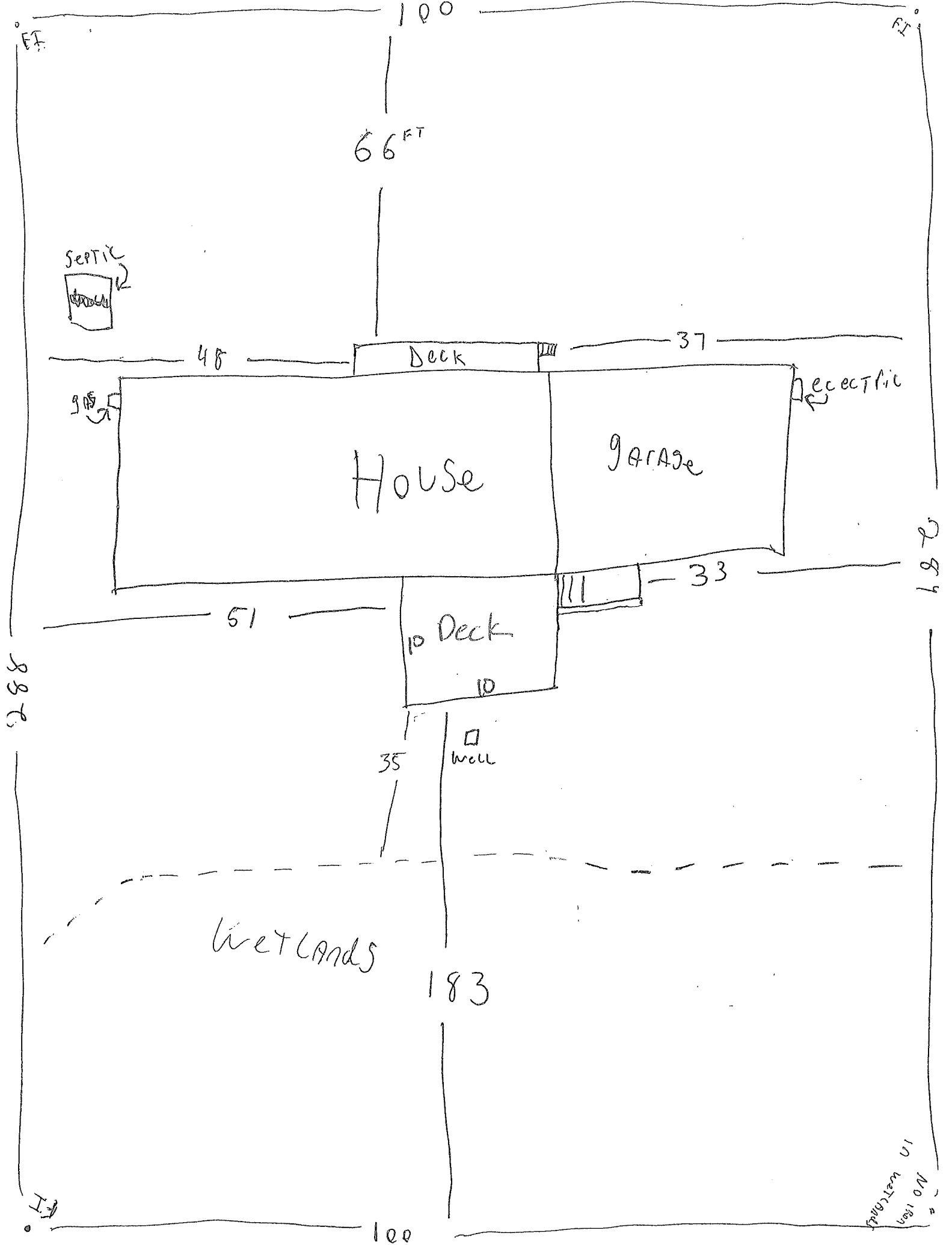
Address P.O. Box 37, Drayton Plains, Michigan 48020 Job No. 7250

ACCEPTABLE RATIO OF ERROR OF CLOSURE SHALL BE LESS THAN 1/5000 OR ACTUAL ERROR OF CLOSURE SHALL BE LESS THAN 0.15 FT. I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 19 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/ AND THAT ALL OF THE REQUIREMENTS OF P.A. 132 1970 HAVE BEEN COMPLIED WITH. BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER:

This is to certify that I, Delton E. Lauff, a Registered Land Surveyor, have this date made a survey of a parcel of land described as follows:

Lot 82 of "Duck Lake Subdivision," Highland Township, Oakland County, Michigan, part of Section 11 and 12, T3N, R7E, as recorded in Liber 27, Page 32 of Plats of Oakland County Records.





septic

66^{FT}

48

Deck

37

95

House

Garage

septic

51

Deck

33

10

35

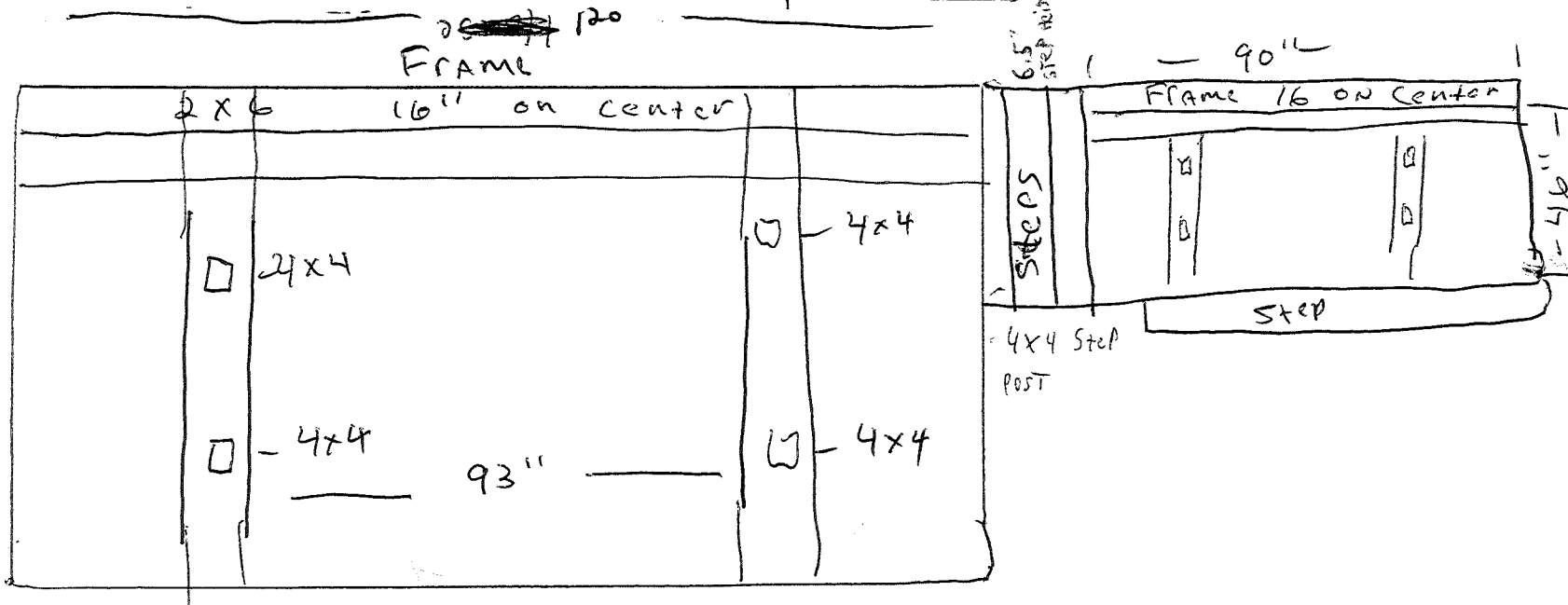
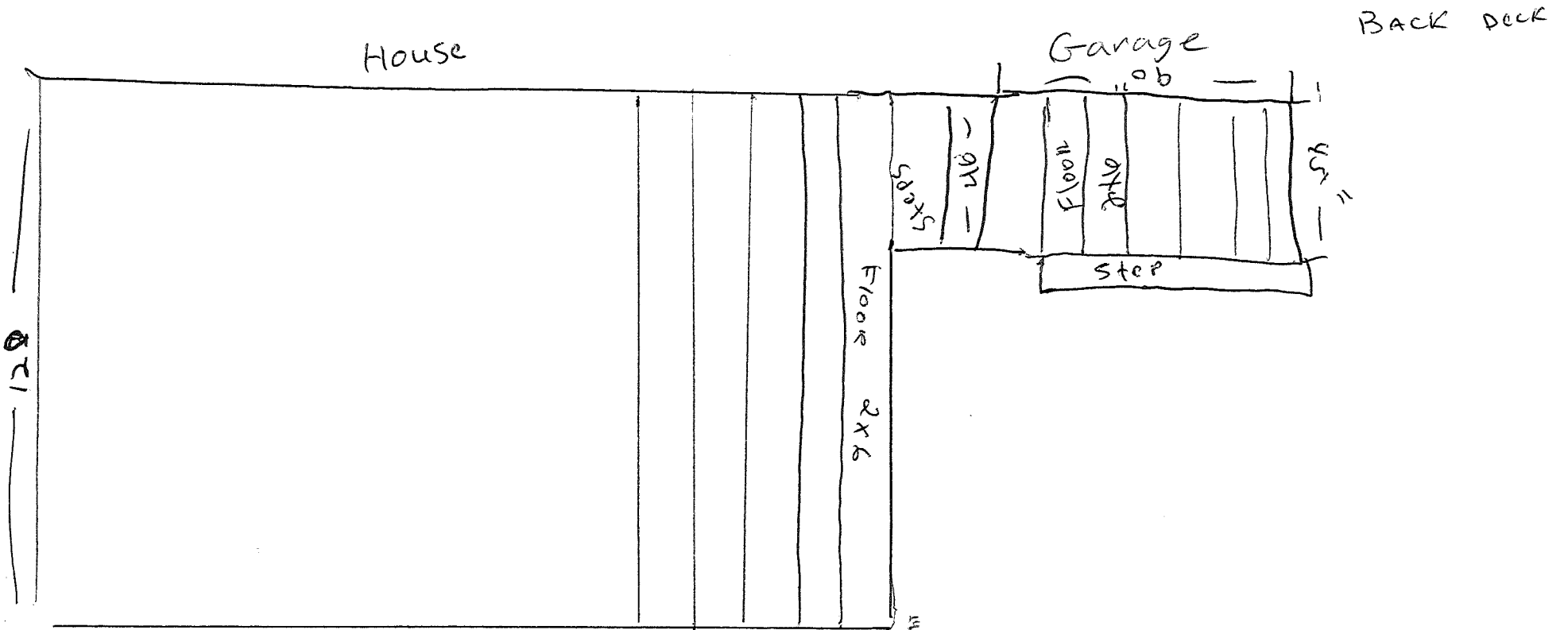
Well

Wetlands

183

100

NO
WETLANDS
VIOLATION



~~Back Deck~~

Original Deck



New Deck



original Deck



New Deck

2390 Dean Dr
Highland MI 48356-1910

View: Front

Structure: Primary

Photo Date: 03/28/2013



APPROVED

Mr. Roehling commented that even though it is in a higher classification, the garage still could be built without a variance. The lot is smaller in frontage and square footage than an R-1B lot which requires 200 feet of frontage.

The Board discussed the frontage and square footage of the lot and the location of easements and future splits.

MOTION:

Mr. Roehling moved in case #92-19, information per the agenda, to grant a variance from Section 509-4 a (2) for a south side yard setback from 40' to 35' for the construction of an attached garage and home addition. Mrs. Powell supported the motion.

FACTS AND FINDINGS:

1. The lot is considerably smaller than its minimum standard, even smaller than the next smaller zoning district in both area and width.
2. The property to the south is an easement to an acreage parcel, and the possibility of a residential structure in that area is very low (There is an additional 80' that is not buildable).
3. The variance request is in keeping with the spirit of the ordinance.

The motion carried and the variance was granted with the following roll call vote: Gorman - yes, Guertin - no, Barancek - yes, Roehling - yes, Powell - yes, Gruber - no.

AGENDA ITEM #5.

Case:	#92-20
Sidwell #:	11-12-303-004
Zoning:	R-1C
Applicant/Owner:	Brian & Kathleen Caldwell
Address:	Vacant lot on Dean Drive
Ordinance Section:	508-4 a (4)
	508-4 a (2)
	508-4 b (5)

Variations Requested: Subaqueous setback from 65' to 47'
 Side yard setback from 15' to 10'
 Setback for septic tank and field from 125' to 72'.
 This variance is for construction of single family dwelling.

Mr. Caldwell wished to have the case heard. Mr. Gruber reviewed a letter received 4/8/92 from Patricia LaLumiere, 2402 Dean Drive, objecting to a side yard setback.

Mr. Caldwell explained that the plans had been changed and the side yard setback is now 15', and corrected plans had been submitted to the Township. In view of this, the second variance request was struck from the agenda. The other change on the new drawing is that the location of the power line is shown.

During discussions of the septic system, Mr. Caldwell stated that an oversized septic field designed into the site plan was required by the Oakland County Health Department. He also stated that the septic tank and field variance only needed to be from 125' to 83' instead of to 72'. The house is to be built on a crawl space. The applicant agreed to change the septic drain to the north side of the house and turn the septic tank 90 degrees.

The Board discussed the location of the proposed house and what the stakes represented.

MOTION:

Mr. Roehling moved in case #92-20, information per the agenda, to grant a variance from Section 508-4 a (4) for a subaqueous setback from 65' to 47' for the construction of a single family dwelling and a variance from Section 508-4 b (5) from 125' to 83' for setback for septic tank and field. Mrs. Powell supported the motion.

FACTS AND FINDINGS:

1. Although this lot is identified as 28,800 square feet, most of it is classified as subaqueous and unbuildable.
2. In so far as buildable area is concerned, it is less than what would be acceptable for the next smaller classification, R-1D.
3. The proposed placement of the septic tank and field is at the furthest point from the subaqueous area and there is no other area on this property to place the septic tank and field.
4. The oversized engineered septic field is dictating the location of the home in regard to the subaqueous.

The motion carried and the variance was granted with a unanimous roll call vote.

The applicant initialled the changes made in the septic tank location on the site plan.

AGENDA ITEM #6. Minutes of April 1, 1992

Mr. Roehling moved to accept the minutes of April 1, 1992, as corrected. Mrs. Guertin supported the motion and it carried with a majority voice vote with Mr. Gorman voting no.

LOT# 82.004

OAKLAND COUNTY HEALTH DIVISION
1200 N. Telegraph Rd., Pontiac 48341
27725 Greenfield Rd., Southfield, 48076

DATE OF ISSUE 2-26-92
CHECK \$50.00

Subdivision Duck Lake Sub.

Sidwell# 11-12-303-004

APPLICATION
FOR PERMIT TO INSTALL OR REPAIR
A SEWAGE DISPOSAL SYSTEM

406482 ~~YES~~ Denied

(Township, Village, City) Highland Twp No. _____ Street Dean Dr

New Home yes No. of Bedrooms 3 Repair of System _____

Non-Residential Building Type _____ No. of Persons _____

Owner State of Mich Kathleen Caldwell Address 30650 River Glen City Farm Hills Zip 48336

Applicant Kathleen Caldwell Address 30650 River Glen City Farm Hills Zip 48336

SIGNED: Kathleen Caldwell Date 8-15-91 Telephone No. 477-3422

SUBSOILS DATA: Make at least two borings into the soil about twenty-five (25) feet apart to at least a depth of seven and one-half feet in the area of the planned drain field. Soil borings for dry well installation must be at least twelve (12) feet deep.

Hole #1	Hole #2	Hole #3	Hole #4
<u>6</u> In. Topsoil	<u>12</u> In. Topsoil	<u>12</u> In. Topsoil	_____ In. Topsoil
<u>3</u> Ft. of <u>SAND</u>	<u>2</u> Ft. of <u>SAND</u>	<u>4</u> Ft. of <u>SAND</u>	_____ Ft. of _____
<u>3</u> Ft. of <u>CLAY</u>	<u>3</u> Ft. of <u>CLAY</u>	<u>4</u> Ft. of <u>CLAY</u>	_____ Ft. of _____
_____ Ft. of _____	_____ Ft. of _____	<u>2</u> Ft. of <u>WATER SAND</u>	_____ Ft. of _____
Grnd. Water at <u>6</u> Ft.	Grnd. Water at <u>6</u> Ft.	Grnd. Water at <u>6</u> Ft.	Grnd. Water at _____ Ft.

BORING LOCATIONS MUST BE INDICATED ON ACCOMPANYING PLOT PLAN
CONFIRMED? YES NO Environmentalist [Signature] REPORTED SOIL CONDITIONS Date 9-4-91

Two-Compartment Tank Recommended **PERMIT**

Size of Septic Tank 1250 Gals; Lineal feet Drain Tile _____; Trench width _____ in.;
Spacing C. to C. _____ Ft.; OR Drainage Bed consisting of 2006 Sq. Ft. or _____ Drywells
of _____ Gals. each with _____ Ft. of stone totaling _____ Sq. Ft. of Absorption Area _____

Stipulations are listed below. The location and system design are indicated on attached scaled drawing which is part of this permit.

- Locate drain field: AS PER PRINT ATTACHED 2. Cut all trenches _____ Ft. to
Cut Drainage Bed 50% (100%) 6" x 12" EE to SAND
- CALL FOR A CUTDOWN INSPECTION PRIOR TO BACKFILLING YES
Date of Mid-Inspection _____ by _____
- Backfill with Clean, Coarse Sand to Grade of Tile Field YES
- Other Describe: INSTALL AS PER PRINT # 9254 BY KREST ENG
ENG. TO MONITOR SYSTEM ALSO AND SUBMIT APPROVAL LETTER
AT COMPLETION

If Denied, Indicate Reasons: DESIGN SITE PLAN

PERMIT: Approved Denied Hold Environmentalist [Signature] Date 9-4-91

ACT 53 - P.A. 1974 Requires the applicant to notify the public utilities prior to excavation. 181 2-25-92

THIS PERMIT IS VOID TWO (2) YEARS FROM DATE OF ISSUE
EHS-14-2 - Rev. 6/87 **POST ON JOB**

DATE OF ISSUE 2-26-92
PERMIT NO. 0817862

FINAL INSPECTION

INDICATE WHEN APPLICABLE THE FOLLOWING

- (a) Received engineer's signed affidavit regarding inspection and approval ()
 (b) Surveyor's level used to check inches of fall in tile lines (List fall on sketch or plan) ()

(A) SEPTIC TANK

- (1) Septic tank size 1500 gals. (2) Outlet "T" or "L" checked (3) Tank level
 (4) Tank/cover free of cracks (5) Outlet sealed 360° (6) Isolation distances:
 (a) Well (b) Foundation Remarks: HOUSE NOT YET PERMIT

(B) TILE FIELD

- (1) Header level _____ (2) Header installed on compact sand (3) Number of drain lines _____
 (4) Drain line length _____ ft. (5) Footer _____ ft. (6) Total lineal _____ ft.
 (7) Trench width _____ in. (8) 2" stone over and 6" under tile _____ (9) Stone clean _____
 (10) Stone installed at least 4 ft. above water table _____ (11) Grade of tile lines not greater than
 3"/100 ft. _____ (12) Cutdowns to required depth _____ Remarks: _____

(C) DRAINAGE BED

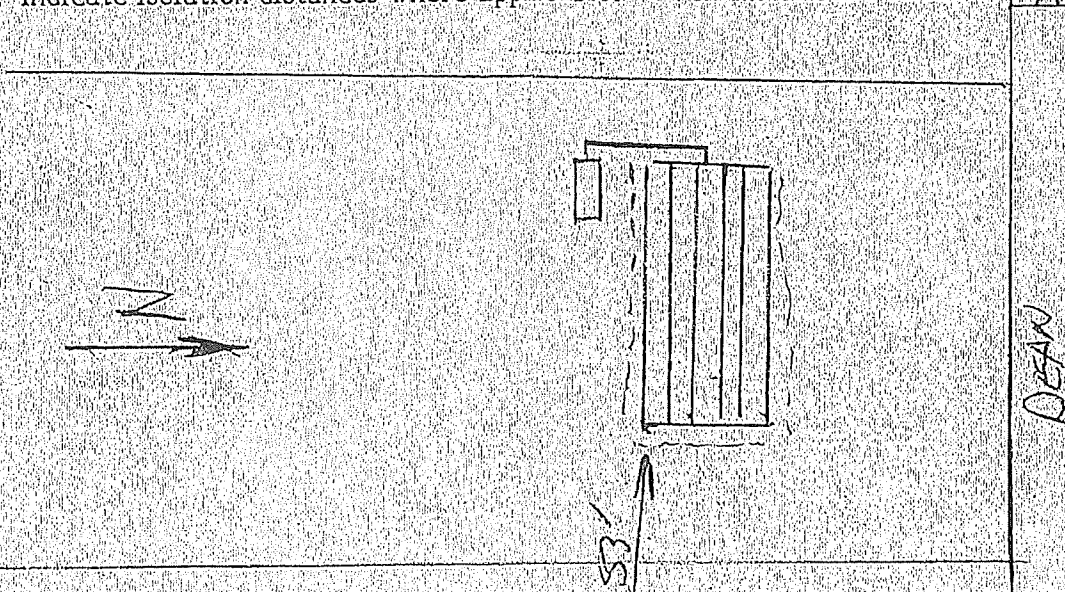
- (1) Dimensions 52 ft. X 36 ft. (2) Total 1870 sq. ft. (3) Header level
 (4) Tile lines 6' on center 2-3 ft. from edge of bed (5) 2" stone over & 6" under
 tile (6) Stone clean (7) Cutdown depth approved (8) 2 ft. sand
 over shelf for cutdown installations (9) Proper sand fill (10) Stone installed 4 ft.
 above water table _____ Remarks: SYSTEM SLIGHTLY SMALLER THAN DESIGN

BECAUSE OF NEIGHBOR'S WELL

(D) DRYWELLS

- (1) To calculate the effective absorption area of one rectangular dry well, measure the two sides and
 the two ends of the excavated area and multiply the sum of these four sides by the water depth of the
 well + 6 inches. Side _____ ft., end _____ ft., depth _____ ft. Absorption area _____ sq. ft.
 No. of wells _____. Total absorption area _____ sq. ft. (2) 6" stone under _____
 (3) Drainage slots open _____ (4) Stone 4 ft. above water table _____ Remarks: _____

Sketch plan of installation showing house, street, North, water well by X, any lake, stream and A, B, C, D above. Indicate isolation distances where applicable. Well installed: Yes or No NO



Approved Disapproved _____
 Installer QUICK SAN.

Date: 8-25-99
 Environmentalist [Signature] 161

DN

HIGHLAND TOWNSHIP

ORDINANCE COMPLAINT

CASE # **EE24-0112**

05/01/24

Type

BUILDING/NO PERMIT

OFFICER STEVEN TINO/BLDG-INSP

Status

Complaint Address: **2390 DEAN DR**

H -11-12-303-004

Owner of Record:

GROSSMAN, ANDREW S

Complainant:

2390 DEAN DR

HIGHLAND

MI 48356-1910

COMPLAINT

BUILDING/NO PERMIT

front and rear decks built without permits.

05-13-24 Mr. Grossman came in to get paperwork for decks. Kari is giving him his setbacks by email.

05-30-24 Mr. Grossman applied for a permit for his front porch since that meets setbacks. Will apply for variance for rear deck.

06/11/24 Mr. Grossman turned in his ZBA packet for the 07/17/24 meeting

2390 DEAN DR HIGHLAND MI 48356-1910



3 beds / 1 full baths / 1 half baths / 1028 sq ft

Residential Property Profile

11-12-303-004

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) : **ANDREW S GROSSMAN & MAUREEN E PICHNER**

Postal Address : **2390 DEAN DR HIGHLAND MI 48356-1910**

Location Information

Site Address : **2390 DEAN DR HIGHLAND MI 48356-1910**

PIN : **11-12-303-004** Neighborhood Code : **RDL**

Municipality : **Charter Township of Highland**

School District : **63220 HURON VALLEY SCHOOLS**

Class Code : **401 Residential - Improved**

Property Description

T3N, R7E, SEC 12 DUCK LAKE SUB LOT 82

Most Recent Sale Since 1994

Date : **05/31/2007**

Amount : **\$132,500** Liber : **39274:203**

Grantee : **GROSSMAN, ANDREW S**

Grantor : **HAROLD J LAMBERTH
TR** PICHNER, MAUREEN E

Next Most Recent Sale

Date : **12/09/2004**

Amount : **\$1** Liber : **38284:680**

Grantor : **LAMBERTH, HAROLD J** Grantee : **HAROLD J LAMBERTH
TR**

2390 DEAN DR HIGHLAND MI 48356-1910



3 beds / 1 full baths / 1 half baths / 1028 sq ft

Residential Property Profile

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Tax Information

Taxable Value	: \$63,540	State Equalized Value	: \$115,040
Current Assessed Value	: \$115,040	Capped Value	: \$63,540
Effective Date For Taxes	: 12/01/2023	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2022 Taxes		2023 Taxes	
Summer	: \$1,297.69	Summer	: \$1,362.52
Winter	: \$814.38	Winter	: \$884.89
Village	:	Village	:

Lot Information

Description	: LOW SWAMPY	Area	: 0.659 ACRES
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Primary Structure

Structure	: Ranch	Living Area	: 1028 SQ FT
Ground Floor	: 1028 SQ FT	Year Built	: 1992
Effective Year	: 1992	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 6
Bedrooms	: 3	Full Baths	: 1
Half Baths	: 1	Fireplaces	: 0
Ext Walls	: Alum., Vinyl	Basement	: NO - CRAWL SPACE
Garage	: ATTACHED - 2 car (531 SQ FT)	Heat	: Forced Air w/ Ducts
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
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Porch Information

Type	Area
WPP	66 SQ FT
WPP	9 SQ FT