



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: April 2, 2025
Re: ZBA25-05
6040 N. Tipsico Lake Rd
11-06-100-019
Applicant: Karol Grove
Owner: Barbara Petersmark

The subject parcel is zoned ARR – Agricultural and Rural Residential District (5-acre min).
The total parcel size is approximately 11.6 acres.

The required setbacks for this zoning district are as follows:

Front yard (from road right-of-way): 75 ft
Rear yard for primary structures: 100 ft
Rear yard for detached accessory structures: 50 ft
Side yards: 40 ft
Minimum lot width: 330 ft
Minimum lot size: 5 acres

This variance request is for a 56.12-foot variance from the required 330-foot minimum lot width to 273.88-feet provided at the front setback line for proposed parcel A and a 35.57-foot variance from the required 330-foot minimum lot width to 294.43-feet provided at the front setback line for proposed parcel B to complete a land division request. This request is for a variance from Section 4.15 of the Zoning Ordinance.

The current owner would like to divide the single large parcel into two (2) parcels with one house on each of the resulting proposed parcel's A and B. Proposed parcels A and B would each have a lesser lot width than the minimum required width for the zoning district. Both proposed parcels will exceed the 5-acre minimum size with proposed parcel A at 5.6 acres and proposed parcel B at 6 acres. Both proposed parcels will have ready access to the adjacent public road, N. Tipsico Lake Rd. The existing structures will meet all of the zoning setbacks of each of the resulting proposed parcels.

The existing parcel is non-conforming as it has two separate houses on the one parcel. In 1966 a permit was issued for a detached garage on the property. This structure was then converted into a residence sometime between 1968 and 1974. I cannot locate any permits for the conversion from garage to residence. This structure would be located on proposed parcel B. Sometime between 1968 and 1974, the smaller detached garage was constructed. I cannot locate any permits for the smaller garage. This structure would be located on proposed parcel B. In 1968 a permit was issued for the house with attached garage. The attached garage was then converted to living space. I cannot locate any permits for the conversion. This structure would be located on proposed parcel A. Sometime between 1980 and 1990 the shed was constructed. I cannot locate a permit for the shed. This structure would be located on proposed parcel A.

For the variance request, the applicant has provided a certified survey of the proposed parcels. Staff has supplied assessing records, a zoning map, aerial approximations of the property, and Section 4.15. of the Zoning Ordinance.

Case # 25-05Hearing Date 4/2/25CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

| APPLICANT | OWNER |
|---|--|
| NAME: <u>Karol Grove</u> | NAME: <u>Barbara Petersmark</u> |
| ADDRESS: <u>5201 Knobby Hill</u> <u>Highland, MI 48357</u> | ADDRESS: <u>6040 N. Tipsico Lake Rd,</u> <u>Holly, MI 48442</u> |
| PHONE: <u>248-807-1454</u> | PHONE: <u>248-882-9000</u> |
| EMAIL: <u>AlpineSurv@aol.com</u> | EMAIL: <u>barbarapetersmark@me.com</u> |

PROPERTY ADDRESS: 6040 AND 6040A N. Tipsico Lake Rd, Holly, MIZONING: ARR PROPERTY TAX ID NO: 11-06-100-019ORDINANCE SECTIONS BEING APPEALED: Article 4, Section 4:15VARIANCES REQUESTED: To eliminate the current non-conforming
parcel with 2 residences on one parcel. We are
asking for the following: Parcel A width = 273.88' (variance
requested = 56.12' Parcel B width = 294.43' (variance requested
= 35.57')DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: The shape of the 11.2 acre parcel will not allow
the required 300 foot width per zoning.

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: see email DATE: _____SIGNATURE OF APPLICANT: Karol Grove DATE: 2-25-2025**Signature of applicant must be notarized.**

Subscribed and sworn to before me this

25 day of FEBRUARY, 2025Dan Mushinsky Notary PublicMy Commission expires 05-25-2030

| |
|---|
| APPLICATION FEE: <u>\$275.00</u> |
| Receipt# <u>1.062050</u> Date Paid <u>2/25/25</u> |
| Received by <u>[Signature]</u> |

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

Lisa Burkhart

From: Barbara Petersmark <barbarapetersmark@me.com>
Sent: Wednesday, February 26, 2025 10:10 AM
To: Lisa Burkhart
Subject: Parcel split for 6040 N.Tipsico Lake Rd



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender
barbarapetersmark@me.com

My name is Barbara Petersmark, I am the owner of the property located at 6040 N Tipsico Lake Rd, Holly, MI 48442.

I am designating Karol Grove to be the applicant for us in pursuit to our parcel split variance application which will go before the Highland Township Board of Appeals.

Sent from my iPhone

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.

The current parcel, 11.2
acres, has 2 residential homes on it.
Therefore we are looking to eliminate
this non-conformity.

- 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

Karl & Gm

Sec. 4.15. Schedule of Regulations.

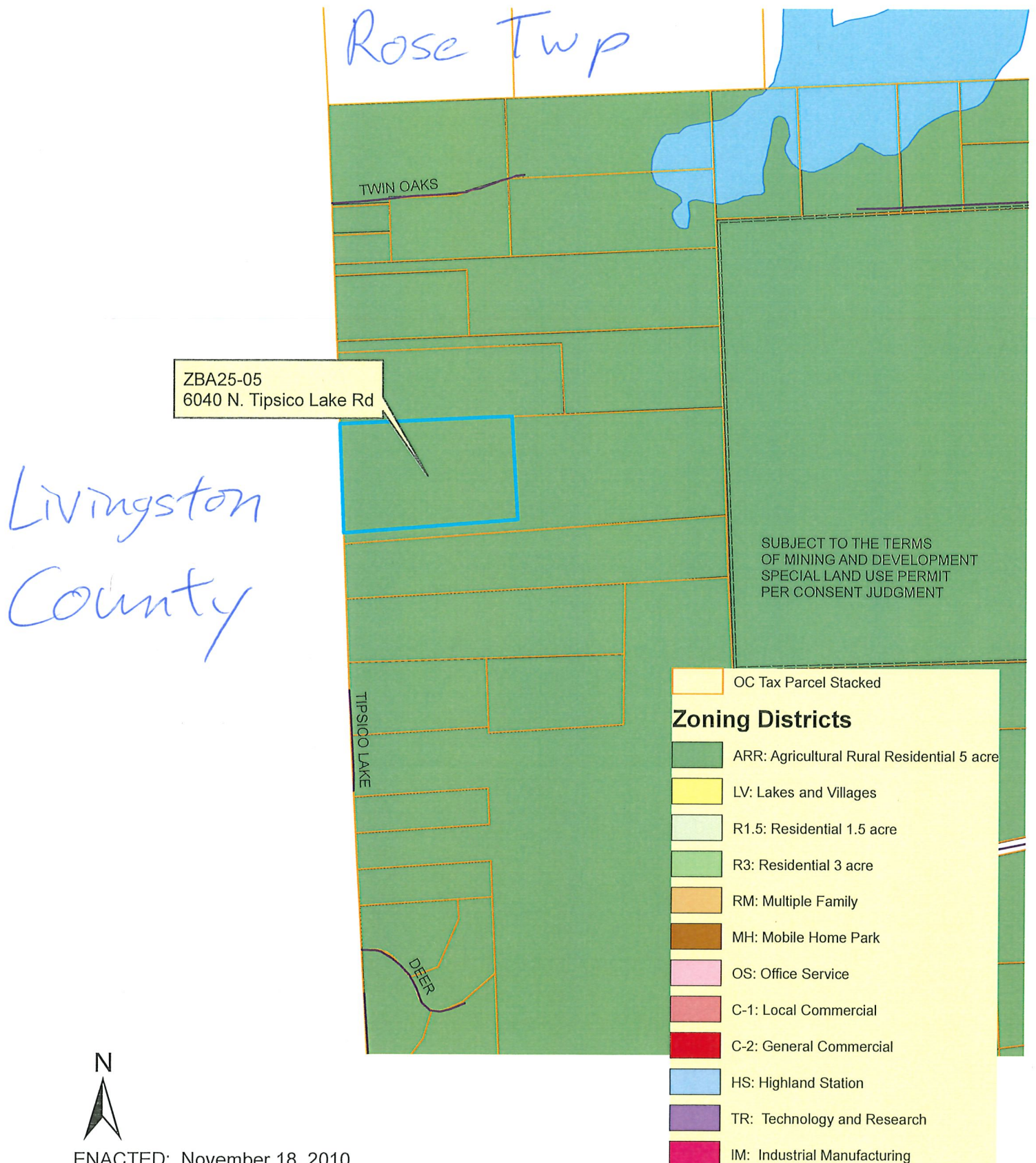
TABLE 4.1. SCHEDULE OF REGULATIONS

| | Minimum Lot Size | | Maximum Building Height (B) | | Minimum Yard Setback (C, D, E, P) | | | | | Max. Lot Coverage | Min. Floor Area per Dwelling Unit |
|-----------------|-----------------------------|-----------|-----------------------------|--------|-----------------------------------|---------------------|-----------------------|-----------------------|--------------------------|---------------------|-----------------------------------|
| Zoning District | 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. ^N | 150 ft. | 2 | 25 | 80 ft. ^F | 20 ft. ^S | 50 ft. ^{S,T} | 50 ft. ^{S,T} | 65 ft. | varies ^U | 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.

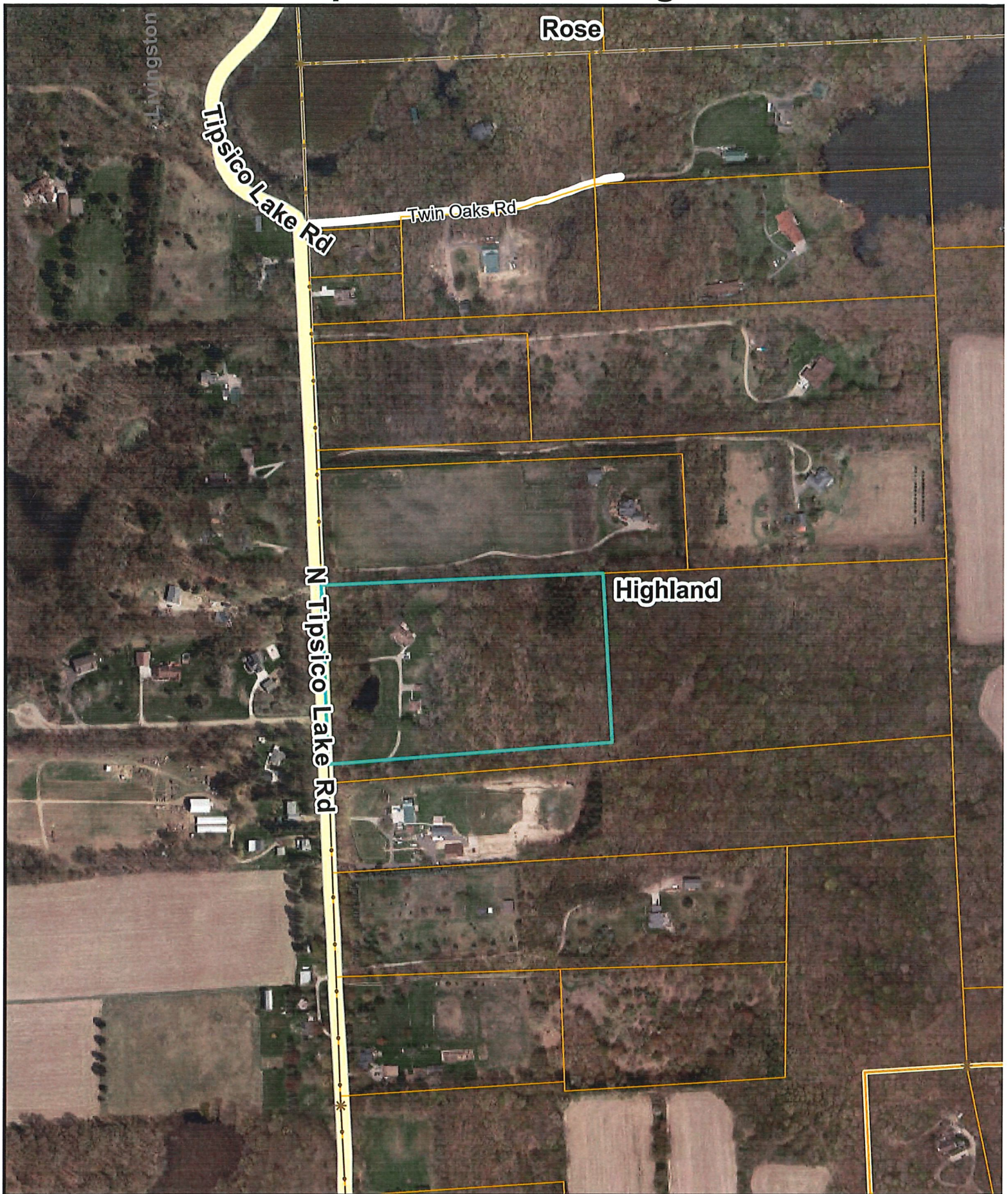
(Ord. No. Z-006, § 1, 10-14-2015 ; Ord. No. Z-013 , § 1, 10-9-2019)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010

6040 N Tipsico Lake Rd neighborhood



-  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

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.



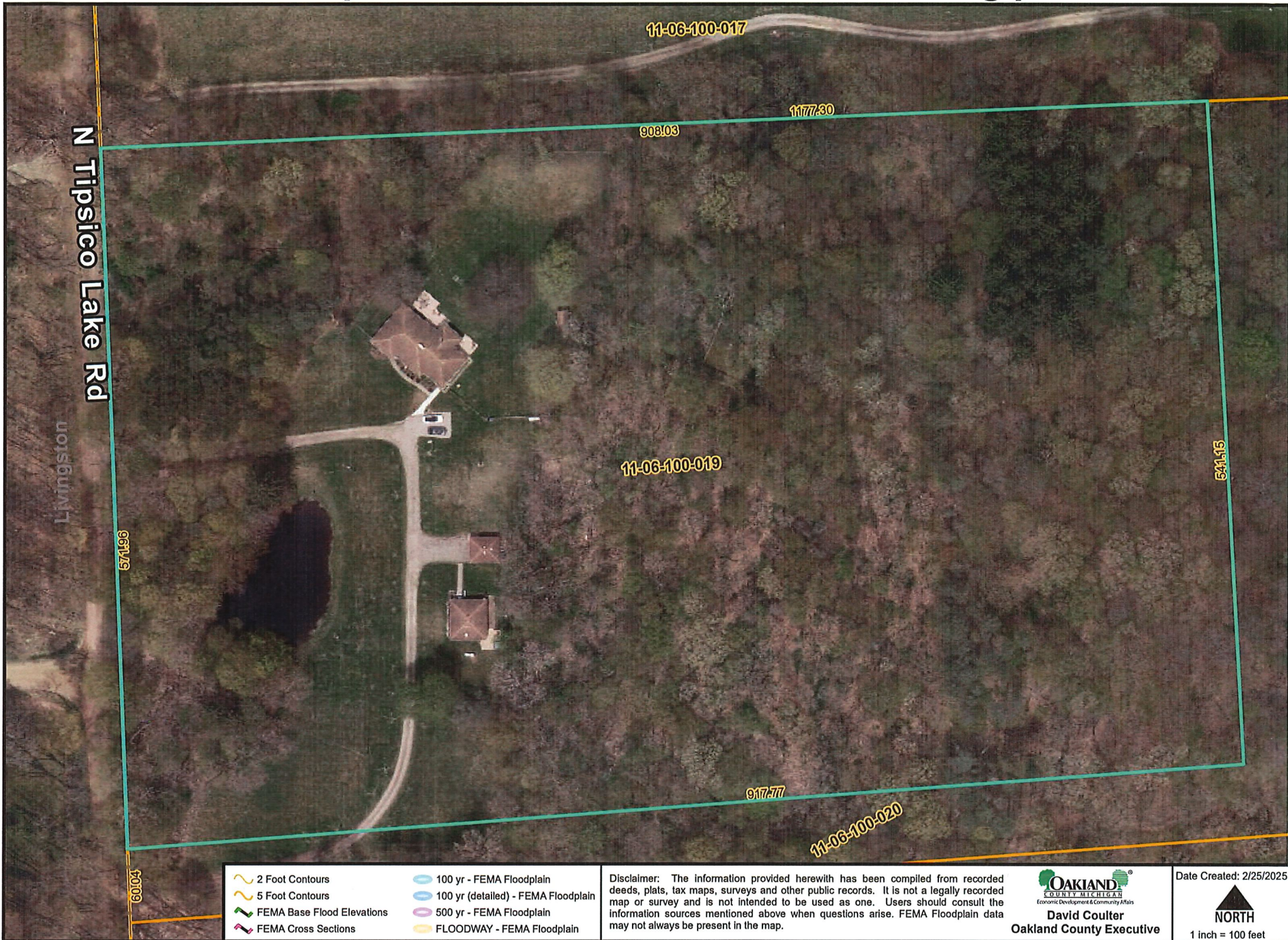
David Coulter
Oakland County Executive

Date Created: 2/25/2025



1 inch = 400 feet

6040 N Tipsico Lake Rd current nonconforming parcel



PRELIMINARY PARCEL SPLIT

Prepared For: BARBARA PETERSMARK

Legal Description: PARCEL ID: 11-06-100-019

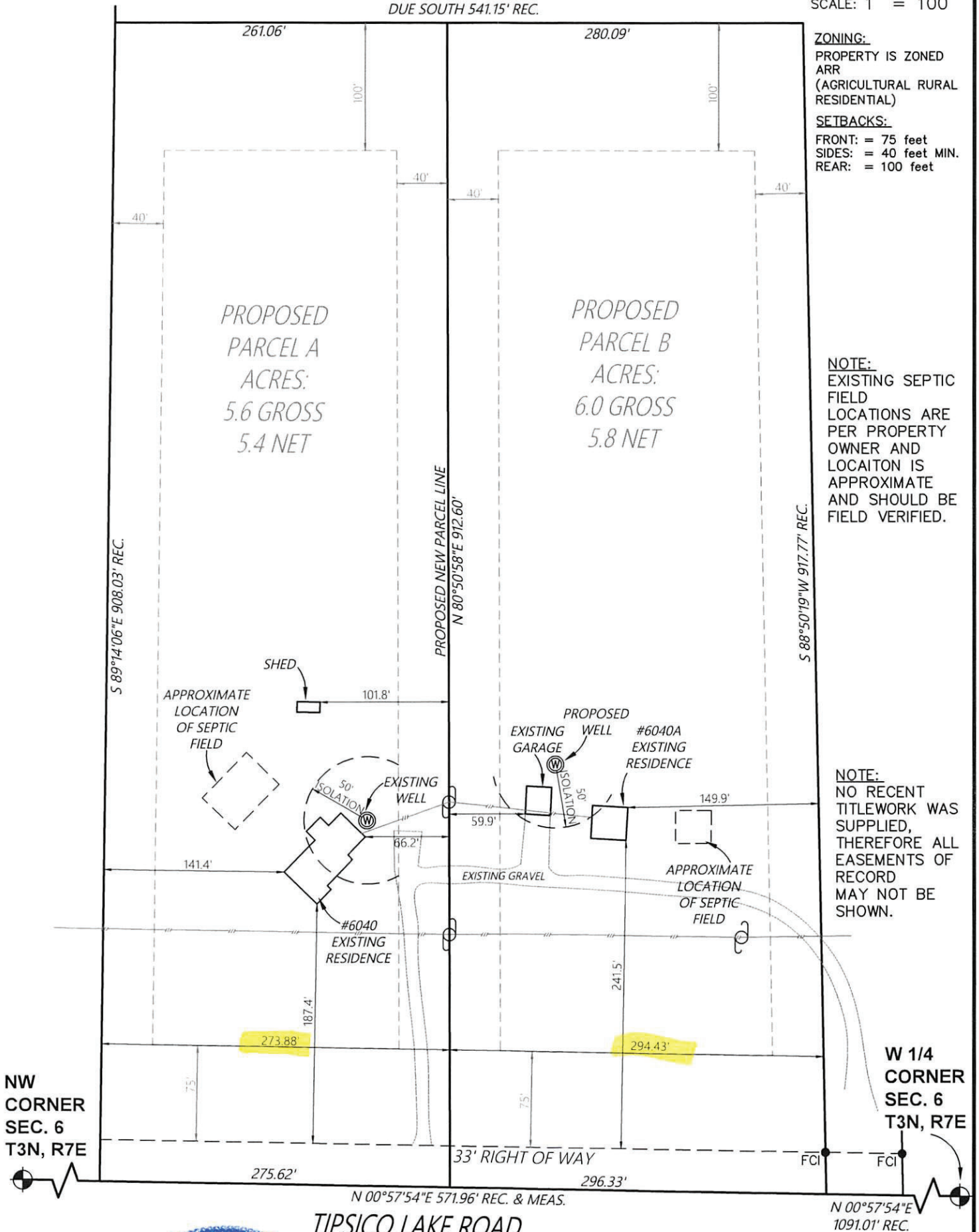
A part the NW 1/4 of Section 6, Town 3 North, Range 7 East, Highland Township, Oakland County, Michigan, being more particularly described as: Commencing at the West 1/4 corner of said Section 6; thence N 00°57'54" E along the West line of said Section 6, 1091.01 feet to the Point of Beginning; thence continuing N 00°57'54" E 571.96 feet along said West line of Section 6; thence S 89°14'06" E 908.03 feet; thence Due South 541.15 feet; thence S 88°50'19" W 917.77 feet to the POINT OF BEGINNING. Containing 11.66 Acres and subject to all easements and encumbrances of record.

0 50 100
SCALE: 1" = 100'

ZONING:
PROPERTY IS ZONED
ARR
(AGRICULTURAL RURAL
RESIDENTIAL)
SETBACKS:
FRONT: = 75 feet
SIDES: = 40 feet MIN.
REAR: = 100 feet

NOTE:
EXISTING SEPTIC
FIELD
LOCATIONS ARE
PER PROPERTY
OWNER AND
LOCATON IS
APPROXIMATE
AND SHOULD BE
FIELD VERIFIED.

NOTE:
NO RECENT
TITLEWORK WAS
SUPPLIED,
THEREFORE ALL
EASEMENTS OF
RECORD
MAY NOT BE
SHOWN.



ALPINE
Land Surveying, Inc.

376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MICHIGAN, 48357
PHONE: 810-207-8050

| | | | |
|----------|----------|------------------|------------|
| FIELD: | KG | DATE: | 10-24-2024 |
| DRAWN: | DJS | JOB NO: | 24-6803 |
| CHECKED: | KG | SHEET: | 1 OF 1 |
| REVISED: | 02-25-25 | ADDED DIMENSIONS | |



Charter Township of Highland (H) 11-06-100-019 Active

Proposed Parcel A

Print Date: Date

6040 N Tipsico Lake Rd
Holly MI 48442

View: Front

Structure: Primary

Photo Date: 10/22/2018



Proposed Parcel A

6040 N Tipsico Lake Rd
Holly MI 48442

View: Rear

Structure: Primary

Photo Date: 10/22/2018



Proposed Parcel A

6040 N Tipsico Lake Rd
Holly MI 48442

View: Front

Structure: Out-Building

Photo Date: 10/22/2018



Proposed Parcel B

6040 N Tipsico Lake Rd
Holly MI 48442

View: Front

Structure: Secondary

Photo Date: 10/22/2018



Proposed Parcel B

6040 N Tipsico Lake Rd
Holly MI 48442

View: Front

Structure: Garage

Photo Date: 10/22/2018



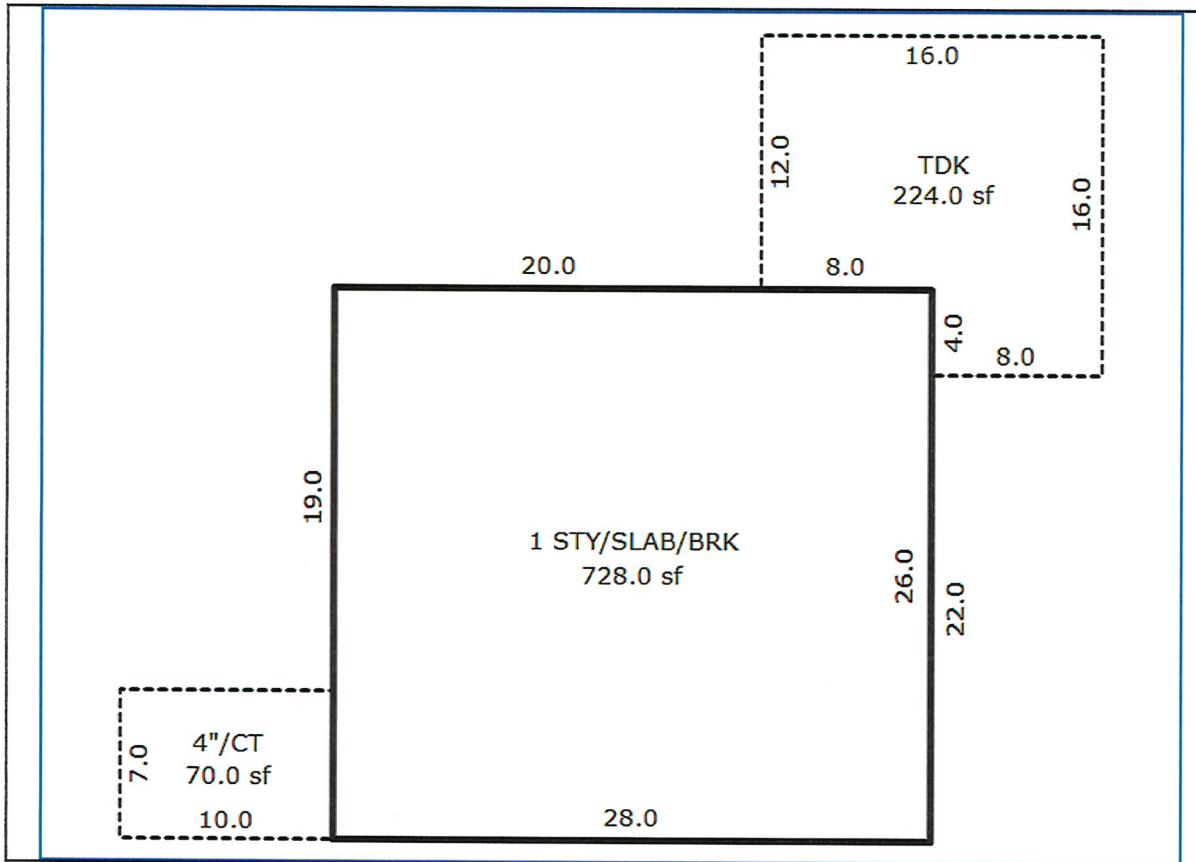
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page ▼

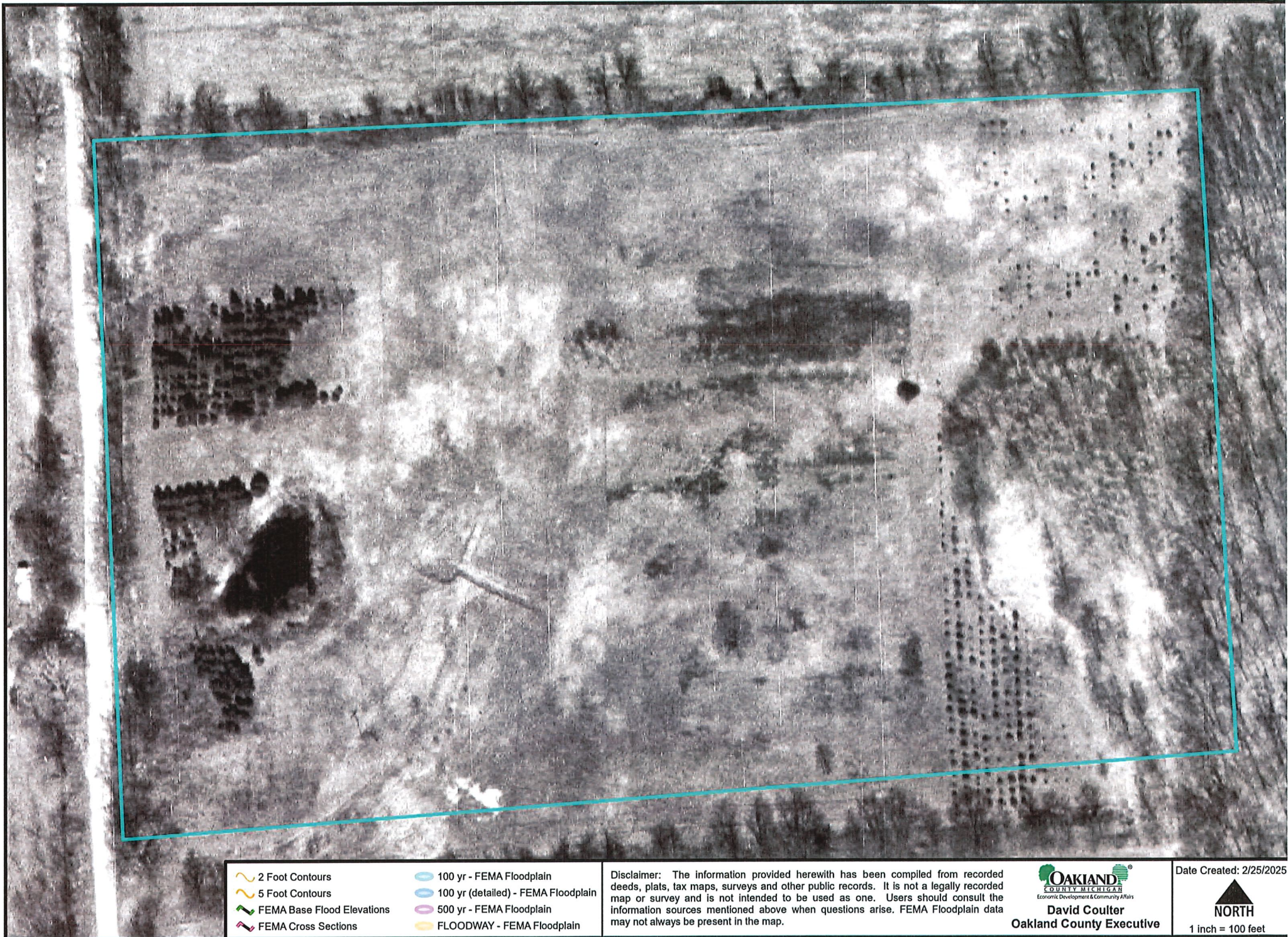
PIN: 11-06-100-019

PRINT DATE: 2/26/2025

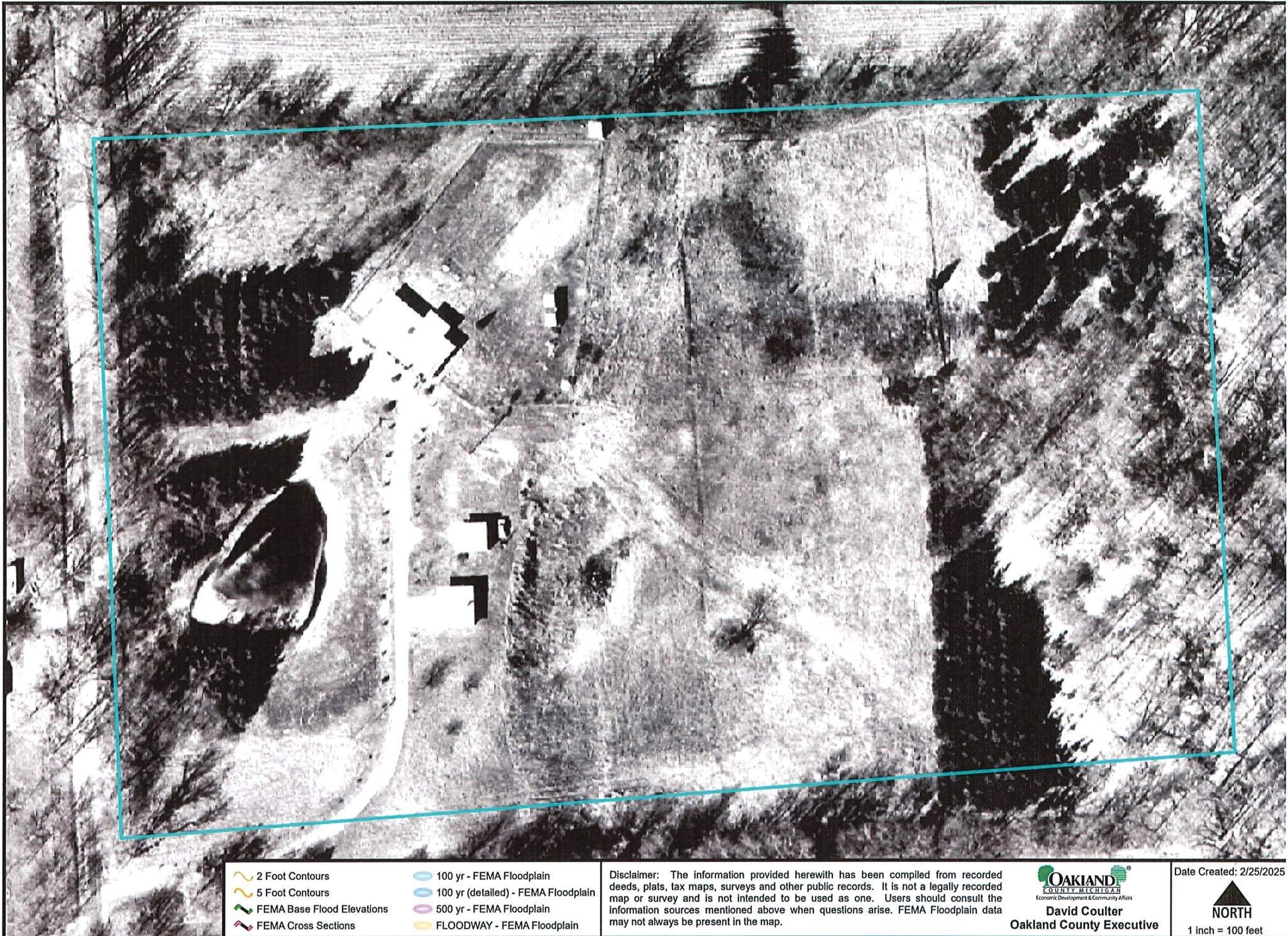


*Residence on
Proposed Parcel B*

6040 N Tipsico Lake Rd aerial1963



6040 N Tipsico Lake Rd aerial1974



- 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

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 in the map.



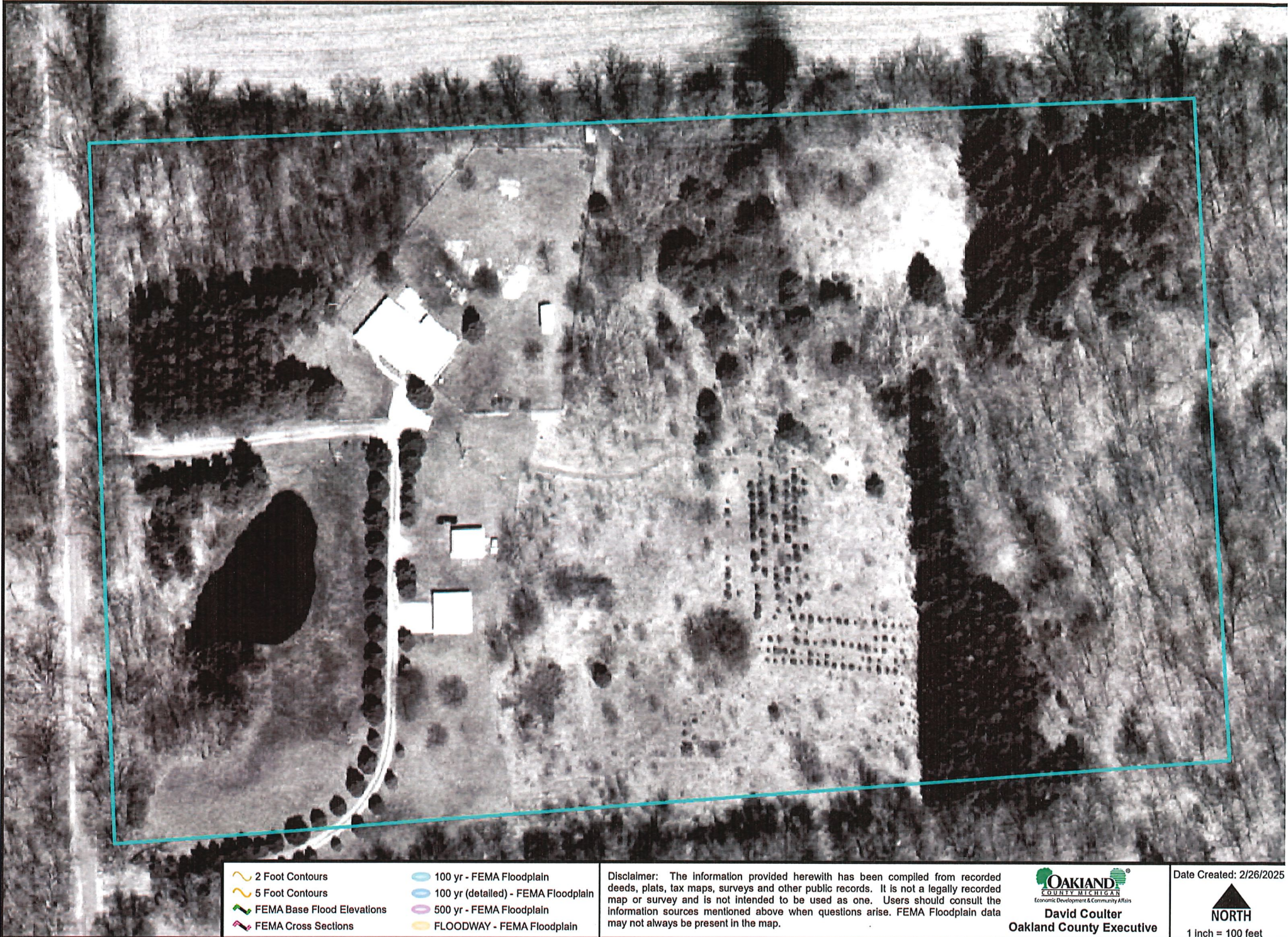
David Coulter
Oakland County Executive

Date Created: 2/25/2025



1 inch = 100 feet

6040 N Tipsico Lake Rd aerial1990



APPLICATION FOR PERMIT
HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

No. 312.
OCT 22/66

TO THE TOWNSHIP BUILDING INSPECTOR:

The undersigned hereby applies for a permit to build, remodel, and occupy, or to install according to the following statement.

- a. A complete plan or legible drawing is hereby attached, including a lot plat showing building position on the lot.
- b. No part of the structure shall project beyond the lot line, or beyond the lines established for the purpose of future street or highway widening.
- c. A deed or land contract may be demanded before permit is issued.

1. Owner U.S. Blonde Present Address 6040 Tipisico Lake Rd.

2. Structure located on East side of Tipisico Lake Rd. St., Ave., Road
(North, South, East, West) (Name)

between _____ and _____ St., Ave., Road

3. Lot _____ Blk. _____ ; _____ Subdivision

Size of lot _____ Corner or Inner Lot _____
(Front) (Rear) (Depth)

4. Acreage: X Description _____
(No. of Acres)

5. Permit for Garage
(Constructing, remodeling) (Cost to exceed \$100.00)

6. Zoned Aq. Frontage _____ Depth _____
Residential, Com'l, Manufacturing (L) (H), Agriculture, Recreation, Other)

7. Foundation Material Cement Basement None Heating _____
(Cement, post, block, other) (None, Full, Part) (Type of)

8. Frame Brick Exterior Wall Covering _____
(Wood, Steel, Block, Tile, Other) (Wood Siding, Blocks, Bricks, Shingles, etc.)

9. Interior Walls _____ Floors _____ Roofing _____
(Plaster, Plasterboard, Plywood, etc) (Pine, Oak, Other) (Shingles, Tile, Paper)

10. Size of Building 20 x 22 Roof Pitch Hip
(No. of Feet, Front) (No. of Feet, Depth) (Low, Medium, High Steep)

11. No of feet high 8 No. of Stories 1 No. of Rooms, 1st floor _____ 2nd _____
(Basement to Eaves)

12. Building to be used for Garage

13. Estimated Cost less 300 By Inspector [Signature] Fee 300

14 Set back _____ feet from front lot line, and _____ feet from _____ property line and _____
(Side)

_____ feet from _____ property line and _____ feet from rear property line

15. Storm Drainage _____

16 Remarks: _____

17. Contractor Dixie Garages

It is Hereby Agreed between the undersigned, as owner, his agent or servant, and the Township of Highland, that for and in consideration of the premises and of the permit to construct, erect, alter or install, and the occupancy of building as above described, to be issued and granted by the Township Building Inspector, that the work thereon will be done in accordance with the description set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances and building codes of the Township of Highland, and to obey any and all lawful orders of the Township Building Inspector of the Township of Highland.

Issued by [Signature]

NAME X Dixie Garages

Entered by _____

BY Ernest J. [Signature]

Inspector's card ck'd _____

ADDRESS 5744 Highland

Held for _____

APPLICATION FOR PERMIT

HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

No. 577

April 18/68

TO THE TOWNSHIP BUILDING INSPECTOR:

The undersigned hereby applies for a permit to build, remodel, and occupy, or to install according to the following statement.

- A complete plan or legible drawing is hereby attached, including a lot plat showing building position on the lot.
- No part of the structure shall project beyond the lot line, or beyond the lines established for the purpose of future street or highway widening.
- A deed or land contract may be demanded before permit is issued.

1. Owner Gertrude Blundy Present Address 6040 Tipisko Lake Rd. Phone

2. Structure located on EAST side of St., Ave., Road
(North, South, East, West) (Name)

between and St., Ave., Road

3. Lot Blk. ; Subdivision

Size of lot Corner or Inner Lot
(Front) (Rear) (Depth)

4. Acreage: 2.5A Description
(No. of Acres)

5. Permit for Res.
(Constructing, remodeling) (Cost to exceed \$100.00)

6. Zoned Ag. Frontage Depth
Residential, Com'l, Manufacturing (L) (H), Agriculture, Recreation, Other)

7. Foundation Material Cement Basement None Heating Elec.
(Cement, post, block, other) (None, Full, Part) (Type of)

8. Frame Wood Exterior Wall Covering Brick & Alum.
(Wood, Steel, Block, Tile, Other) (Wood Siding, Blocks, Bricks, Shingles, etc.)

9. Interior Walls Drywall Floors Cement Roofing A Shingles
(Plaster, Plasterboard, Plywood, etc) (Pine, Oak, Other) (Shingles, Tile, Paper)

10. Size of Building 38X26 14X26 garage Roof Pitch med.
(No. of Feet, Front) (No. of Feet, Dept) (Low, Medium, High Steep)

11. No of feet high 8 No. of Stories 1 No. of Rooms, 1st floor 5 2nd
(Basement to Eaves)

12. Building to be used for Res.

13. Estimated Cost 15000 By Inspector HJK Fee

14 Set back feet from front lot line, and feet from property line and
(Side)

feet from property line and feet from rear property line

15. Storm Drainage

16 Remarks:

17. Contractor Richard Lockridge 44311 00422

It is Hereby Agreed between the undersigned, as owner, his agent or servant, and the Township of Highland, that for and in consideration of the premises and of the permit to construct, erect, alter or install, and the occupancy of building as above described, to be issued and granted by the Township Building Inspector, that the work thereon will be done in accordance with the description set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances and building codes of the Township of Highland, and to obey any and all lawful orders of the Township Building Inspector of the Township of Highland.

Issued by HJK

NAME Richard Lockridge

Entered by

BY Richard Lockridge

Inspector's card ck'd

ADDRESS

Held for

LOT# _____

Subdivision _____

Sidwell# 11-04-100-104

OAKLAND COUNTY HEALTH DIVISION
1200 N. Telegraph Rd., Pontiac, 48053
27725 Greenfield Rd., Southfield, 48076

Hold
1-24-90 soil test res
01/18/90 4:48PM 000845926
CHECK \$45.00

APPLICATION

FOR PERMIT TO INSTALL OR REPAIR
A SEWER DISPOSAL SYSTEM

(Township, Village, City) Highland Twp No. 6040 Street Tipsico Cr. Rd Holly 48442

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

Non-Residential Building Type _____ No. of Persons _____

Owner Stephen PETERSMARK Address 6040 Tipsico Cr. Rd City Holly Zip 48442

Applicant Same Address _____ City _____ Zip _____

SIGNED: [Signature] Date 1-18-90 Telephone No. Home 887-9797 WK 865-3100

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>6</u> In. Topsoil | <u>6</u> In. Topsoil | <u>6</u> In. Topsoil |
| <u>3 1/2</u> Ft. of <u>SANDY LOAM</u> | <u>3 1/2</u> Ft. of <u>CLAY LOAM</u> | <u>3 1/2</u> Ft. of <u>CLAY LOAM</u> | <u>2</u> Ft. of <u>CLAY-LOAM</u> |
| <u>3 1/2</u> Ft. of <u>CLAY</u> | <u>3</u> Ft. of <u>CLAY</u> | <u>3</u> Ft. of <u>CLAY</u> | <u>7 1/2</u> Ft. of <u>CLAY</u> |
| _____ Ft. of _____ | _____ Ft. of _____ | _____ Ft. of _____ | _____ Ft. of _____ |
| Grnd. Water at _____ Ft. | Grnd. Water at _____ Ft. | Grnd. Water at _____ Ft. | Grnd. Water at _____ Ft. |

BORING LOCATIONS MUST BE INDICATED ON ACCOMPANYING PLOT PLAN REPORTED SOIL CONDITIONS

CONFIRMED? YES ☒ NO ☐ Environmentalist George Meyer Date 2-8-90

Two-Compartment Tank Recommended

PERMIT

Size of Septic Tank EXISTING Gals; Lineal feet Drain Tile 325 ~~375~~ 36 ~~24~~ 36 in.; Trench width 36 in.

Spacing C. to C. 8 Ft.; OR Drainage Bed consisting of _____ 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.

1. Locate drain field: NEAR OLD SYSTEM 2. Cut all trenches _____ Ft. to _____
Cut Drainage Bed 50% / 100% _____ Ft. to _____

3. CALL FOR A CUTDOWN INSPECTION PRIOR TO BACKFILLING _____

Date of Mid-Inspection _____ by _____

4. Backfill with Clean, Coarse Sand to Grade of Tile Field _____

5. Other Describe: HOLD TRENCHES CLOSE TO SURFACE (8"-12" COVER) USE A DISTRIBUTION BOX AND PLACE SYSTEM ON TWO LEVELS. NOTE - OUR CODE RESTRICTS US TO THE ABOVE FOOTAGE. ANOTHER 100' IS RECOMMENDED.

If Denied, Indicate Reasons: _____

PERMIT: Approved ☒ Denied ☐ Hold ☐ Environmentalist George Meyer Date 2-8-90

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

THIS PERMIT IS VOID TWO (2) YEARS FROM DATE OF ISSUE

POST
ON
JOB

DATE OF ISSUE

PERMIT NO.

094446

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 Existing 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 50' (b) Foundation 10' Remarks: _____

(B) TILE FIELD

- (1) Header level YES (2) Header installed on compact sand ✓ (3) Number of drain lines 7
 (4) Drain line length 411/50' ft. (5) Footer 24/20 ft. (6) Total lineal 358 ft.
 (7) Trench width 36 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: _____

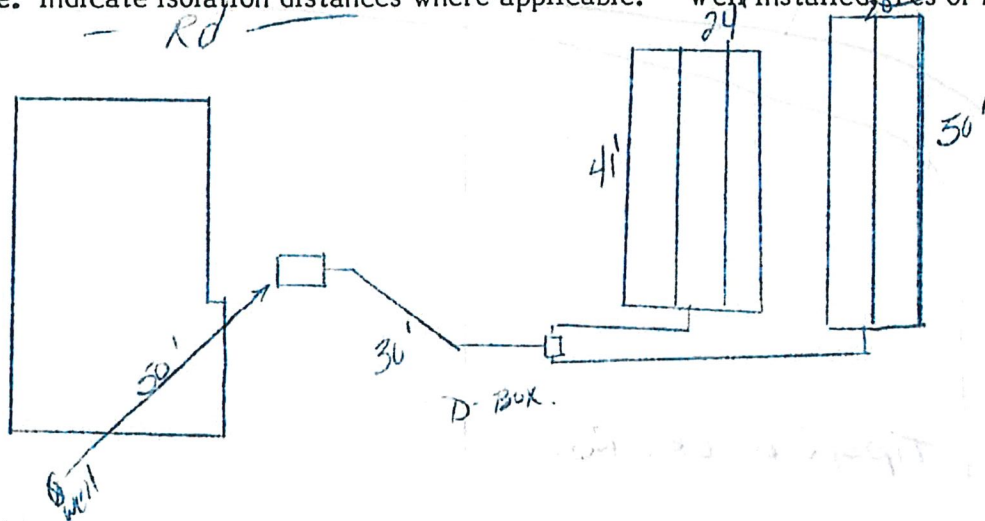
(C) DRAINAGE BED

- (1) Dimensions _____ ft. X _____ ft. (2) Total _____ 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: _____

(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 YES.



Approved ✓ Disapproved _____

Date: 6-11-90

Installer King Septic

Environmentalist K. DeMars

6040 N TIPSICO LAKE RD HOLLY MI 48442

3 beds / 2 full baths / 0 half baths / 2046 sq ft

Residential Property Profile

11-06-100-019

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) : BARBARA A PETERSMARK & STEPHEN E PETERSMARK

Postal Address : 6040 N TIPSICO LAKE RD HOLLY MI 48442

Location Information

Site Address : 6040 N TIPSICO LAKE RD HOLLY MI 48442

PIN : 11-06-100-019 Neighborhood Code : RN1

Municipality : Charter Township of Highland

School District : 63220 HURON VALLEY SCHOOLS

Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 6 PART OF NW FRC 1/4 BEG AT PT DIST N 00-57-54 E 1091.01 FT FROM W 1/4 COR, TH N 00-57-54 E 571.96 FT, TH S 89-14-06 E 908.03 FT, TH S 541.15 FT, TH S 88-50-19 W 917.77 FT TO BEG 11.66 A 9-30-96 FR 004

Split/Combination Information

Added Status : Added Parcel

Added Date : 10/02/1996 Added From : FR 004

Most Recent Sale Since 1994

Date : 10/28/2013

Amount : \$1 Liber : 46511:262

| | | | |
|---------|----------------------------|---------|----------------------------|
| Grantor | : PETERSMARK, STEPHEN E | Grantee | : PETERSMARK, STEPHEN E |
| | PETERSMARK, BARBARA | | PETERSMARK, BARBARA |

Next Most Recent Sale

Date : 10/14/2011

Amount : \$1 Liber : 43520:090

| | | | |
|---------|--------------------|---------|----------------------------|
| Grantor | : SERNA, MAUREEN E | | |
| | SERNA, HUMBERTO F | Grantee | : PETERSMARK, STEPHEN E |
| | HAGEN, MAUREEN E | | PETERSMARK, BARBARA A |

11-06-100-019

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 | : \$136,570 | State Equalized Value | : \$230,940 |
|---------------|-------------|-----------------------|-------------|

| | | | |
|------------------------|-------------|--------------|-------------|
| Current Assessed Value | : \$230,940 | Capped Value | : \$136,570 |
|------------------------|-------------|--------------|-------------|

| | | | |
|--------------------------|--------------|------------------------------------|-------|
| Effective Date For Taxes | : 12/01/2024 | Principal Residence Exemption Type | : N/A |
|--------------------------|--------------|------------------------------------|-------|

| | | | |
|--|-------|--|-------|
| Summer Principal Residence Exemption Percent | : 90% | Winter Principal Residence Exemption Percent | : 90% |
|--|-------|--|-------|

2023 Taxes

| | |
|--------|--------------|
| Summer | : \$3,162.47 |
|--------|--------------|

| | |
|--------|--------------|
| Winter | : \$1,491.69 |
|--------|--------------|

| | |
|---------|---|
| Village | : |
|---------|---|

2024 Taxes

| | |
|--------|--------------|
| Summer | : \$3,315.72 |
|--------|--------------|

| | |
|--------|--------------|
| Winter | : \$1,597.00 |
|--------|--------------|

| | |
|---------|---|
| Village | : |
|---------|---|

Lot Information

| | | | |
|-------------|-----------|------|---------------|
| Description | : ROLLING | Area | : 11.66 ACRES |
|-------------|-----------|------|---------------|

Primary Structure

| | | | |
|-----------|---------|-------------|--------------|
| Structure | : Ranch | Living Area | : 2046 SQ FT |
|-----------|---------|-------------|--------------|

| | | | |
|--------------|--------------|------------|--------|
| Ground Floor | : 2046 SQ FT | Year Built | : 1966 |
|--------------|--------------|------------|--------|

| | | | |
|----------------|--------|--------------|-----|
| Effective Year | : 1977 | Remodel Year | : 0 |
|----------------|--------|--------------|-----|

| | | | |
|---------|-----------|-------|-----|
| Stories | : 1 Story | Rooms | : 6 |
|---------|-----------|-------|-----|

| | | | |
|----------|-----|------------|-----|
| Bedrooms | : 3 | Full Baths | : 2 |
|----------|-----|------------|-----|

| | | | |
|------------|-----|------------|-----|
| Half Baths | : 0 | Fireplaces | : 1 |
|------------|-----|------------|-----|

| | | | |
|-----------|---------|----------|-------------|
| Ext Walls | : Brick | Basement | : NO - SLAB |
|-----------|---------|----------|-------------|

| | | | |
|--------|------------------------------|------|----------------------|
| Garage | : SEPARATE - car (440 SQ FT) | Heat | : Forced Heat & Cool |
|--------|------------------------------|------|----------------------|

| | | | |
|-----------|-------|-------------|-------|
| Fuel Type | : Gas | Central Air | : Yes |
|-----------|-------|-------------|-------|

Basement Information

| | | | |
|--------|--------------|------|-----------|
| Finish | : UNFINISHED | Area | : 0 SQ FT |
|--------|--------------|------|-----------|

Porch Information

| | |
|----------------|-----------|
| Type | Area |
| CGEP (1 Story) | 154 SQ FT |
| Treated Wood | 522 SQ FT |
| Treated Wood | 224 SQ FT |

Secondary Structure (1)

| | | | |
|-----------|---------|-------------|-------------|
| Structure | : Ranch | Living Area | : 728 SQ FT |
|-----------|---------|-------------|-------------|

| | | | |
|--------------|-------------|------------|--------|
| Ground Floor | : 728 SQ FT | Year Built | : 1966 |
|--------------|-------------|------------|--------|

| | | | |
|----------------|--------|--------------|-----|
| Effective Year | : 1964 | Remodel Year | : 0 |
|----------------|--------|--------------|-----|

| | | | |
|---------|-----------|-------|-----|
| Stories | : 1 Story | Rooms | : 5 |
|---------|-----------|-------|-----|

| | | | |
|------------|---------|-------------|-----------------------|
| Bedrooms | : 2 | Full Baths | : 1 |
| Half Baths | : 0 | Fireplaces | : 0 |
| Ext Walls | : Brick | Basement | : NO - SLAB |
| Garage | : None | Heat | : Forced Air w/ Ducts |
| Fuel Type | : Gas | Central Air | : No |

Basement Information

| | | | |
|--------|--------------|------|-----------|
| Finish | : UNFINISHED | Area | : 0 SQ FT |
|--------|--------------|------|-----------|

Porch Information

| | |
|--------------|-----------|
| Type | Area |
| Treated Wood | 224 SQ FT |