



# MEMORANDUM

To: Zoning Board of Appeals  
From: Kariline P. Littlebear, Zoning Administrator  
Date: April 16, 2025  
Re: ZBA25-06  
2510, 2512, and 2514 Lakeside Dr  
11-13-179-005  
Applicant: Giacomo D'Abate  
Owner: Giacomo D'Abate

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The subject parcel is zoned LV – Lake and Village Residential District. The total parcel size is approximately 0.225 acres (~9,801 sq ft). This parcel is approximately 80 ft wide by 119 ft deep and backs up to a C-1 Local Commercial zoned parcel fronting N. Duck Lake Rd.

This is a request for an administrative appeal of the determination made by the Zoning Administrator, Lisa Burkhart, regarding a non-conforming use per her letter to the property owner dated February 21, 2025. In that letter Mrs. Burkhart contends that the non-conforming use has been abandoned and cannot be re-established. The Zoning Board of Appeals (ZBA) is asked to review the case file as presented and either uphold or reverse her decision.

The single parcel has had two structures with three dwellings for at least a few decades. The township does not have documentation establishing the exact date that this non-conforming use came into being. The current owner purchased the property in September 2021. April 2023 it came to the attention of the Building Department that extensive remodeling was being done on both buildings without permits. An enforcement letter was issued on April 13, 2023. The property owner called and spoke to the Building Department about required permits and then spoke to Mrs. Burkhart regarding the non-conforming status of the use. She explained that per Zoning Ordinance Article 16 there is a limited window of time in which to re-establish the non-conforming use or it would be lost permanently. The property owner indicated that the intention was to complete the renovations and rent the units out. The property owner applied for permits before the end of April 2023. The last approved inspection for those permits was done 08/16/23. There has been no further work done on the property and the three non-conforming dwelling units have not been occupied since at least the beginning of 2023.

For the administrative review request, the applicant has provided a narrative rebuttal that contends that he did not intend to abandon the non-conforming use. Staff has supplied assessing records, correspondences, a zoning map, aerial approximations of the property, and Sections 17.05., 16.01., 16.03., 4.06., and 9.02. of the Zoning Ordinance as well as the Rental Certification Ordinance.

Case # 25-06

Hearing Date 4/16/25

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS  
APPLICATION FOR APPEAL

APPLICANT

NAME: GIACOMO D'ABATE  
ADDRESS: 533 JOHN R. ST.  
MILFORD, MI 48381  
PHONE: 810-394-5257  
EMAIL: g.dabate@comcast.net

OWNER

NAME: GIACOMO D'ABATE  
ADDRESS: 533 JOHN R. ST  
MILFORD, MI 48381  
PHONE: 810-394-5257  
EMAIL: g.dabate@comcast.net

PROPERTY ADDRESS: 2510, 2512, 2514 LAKESIDE DR, HIGHLAND, MI  
ZONING: LV PROPERTY TAX ID NO: 11-13-179-005  
ORDINANCE SECTIONS BEING APPEALED: ADMINISTRATIVE REVIEW  
VARIANCES REQUESTED: \_\_\_\_\_

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: \_\_\_\_\_  
SEE ATTACHED

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: 3/06/25

SIGNATURE OF APPLICANT: [Signature] DATE: 3/06/25

**Signature of applicant must be notarized.**

Subscribed and sworn to before me this

6 day of March, 2025

[Signature] Notary Public

My Commission expires 12/27/28

Erin Bigger  
Notary Public State of Michigan  
Livingston County  
My Commission Expires 12/27/2028  
Acting in the County of Oakland

APPLICATION FEE: 125.00  
Receipt# 1.062110 Date Paid 3/6/25  
Received by [Signature]

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



Planning & Zoning Department  
205 North John Street  
Highland, MI 48357  
248-887-3791 ext. 2  
Planning@highlandtwp.org

Highlandtwp.net

February 21, 2025

Angelo D'Abate  
Giacomo D'Abate  
Dominic D'Abate  
533 John R  
Milford, MI 48381-1873

RE: Abandonment of non-conforming Use  
2510, 2512, 2514 Lakeside Dr.  
Parcel #: 11-13-179-005

Dear Messer's. D'Abate:

It has come to our attention that the non-conforming use on this property has been abandoned for more than one year. The non-conforming apartments cannot be re-established. This property is zoned LV – Lake and Village Residential District which only permits one dwelling unit per parcel. Under Chapter 25, Article 16.03.G, a use that has not been utilized for 12 months or more is considered abandoned.

The following evidence of abandonment includes, but is not limited to:

1. Expiration of building permits,
2. Failure to pass any building inspections,
3. Failure to replace the on-site septic system.
4. Failure to register under the Rental Certification Ordinance and complete required inspections.

The structure containing the non-conforming use must either be demolished or converted into a use permitted by the Zoning Ordinance.

We request that you remove the building that houses the apartments or make other arrangements to bring the site into compliance. The site must be brought into compliance by March 10, 2025. If the site is not brought into compliance by March 10, 2025 further formal action will be taken which will include court action.

Please be aware that an appeal process is available as outlined in Chapter 25, Article 17, Section 17.05 of the Code of Ordinances.

If you have any questions, please feel free to call me at (248) 887-3791, ext. 126.

Very truly yours,

Lisa G. Burkhart, AICP  
Zoning Administrator

Attachment for Administrative appeal for

2510, 2512, 2514 Lakeside Dr. Highland

Parcel # 11-13-179-005

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It has not been the intention of the property owners to abandon the use of this property. There has been an ongoing process to create a new waste water system for this parcel. Because of the size of the lot and the nature of the use, additional engineering standards have been designed and proposed to make the new septic system viable for this property. Reviews of the property, selecting an engineer, an on-site investigation of the soil conditions all affected the design of the system and the approval if granted based on the design by the Oakland County Health Division. These factors all contributed to the timing of the plan available for approval and there has been no attempt by the owner to delay this process. Powell Engineering has a design that is ready to be submitted to Oakland County for approval. Once approved the waste water system will be installed. I can reopen or reapply for all necessary permits and have all work pass proper inspections.

The following is my response to the abandonment

1. Utilities such as water, gas, and electricity to the property have been disconnected.

Response: The utilities have not been removed.

2. The property, building or grounds have fallen into disrepair.

Response: The property is currently being maintained to Township standards.

3. Signs or other indications of the existence of the non-conforming use have been removed.

Response: No signs were present on this site.

4. Equipment of fixtures necessary for the operation of the non-conforming use have been removed.

Response: No equipment was ever present on this site related to the non-conforming use.

5. Other actions, which in the opinion of the Zoning Administrator constitute an intention on the part of the property owner or lessee to abandon the non-conforming use.



Response: It has never been the intention of the owner to abandon this use.

6. Those alleged non-conforming uses which have not been legally established prior to the effective date of this ordinance shall be declared illegal and shall be discontinued following the effective date of this Ordinance.

Response: The use of this property was legally established and lawful prior to the enactment of the current Ordinance regulations.

The granting of this variance will not alter the existing character of the area. This is an existing use and there are no plans on intensifying traffic, endangering public safety or intentionally attempting to diminish the property values of the adjacent properties.

The preservation of this use is the minimum necessary for the owners to continue to have the same interest in this property as currently zoned.

I look forward to completing this project as timely as possible.

If there are any other questions or concerns I can be reached by phone or email.

Thank you,

A handwritten signature in dark ink, appearing to read 'Giacomo D'Abate', with a large, sweeping flourish extending to the right.

Giacomo D'Abate

Ph. 810-394-5257

Email. [G.dabate@comcast.net](mailto:G.dabate@comcast.net)

- G. *Limitation of authority.* The Board of Appeals shall not have the power to alter or change zoning district boundaries, except where uncertainty exists as to the location of a boundary, land use classifications of any property, or Zoning Ordinance text. The Board of Appeals shall not have the power to hear and decide appeals pertaining to special land uses except for dimensional variances for projects approved under Article 7, Development Alternatives.

( Ord. No. Z-006, § 5, 10-14-2015 )

#### **Sec. 17.05. Administrative appeals.**

- A. The Board of Appeals shall hear and decide appeals where it is alleged that there is an error in fact, judgment, process or interpretation in any order, requirement, permit or decision made by Township Staff or a Township Official in enforcing the provisions of this Ordinance.
- B. Appeals shall be filed within thirty (30) days of the decision in question with the Planning Department. The appellant must have property interest and sufficient standing to be recognized under the law to challenge the decision. The appellant shall submit a clear description of the order, requirement, decision, or determination for which the appeal is made and the grounds of the appeal. The appellant may be required by the Board of Appeals to submit additional information to clarify the appeal.
- C. Appeals may be taken by the person aggrieved or by any officer, department, board, agency, or bureau of Township, County, State or Federal governments.
- D. An appeal stays all proceedings in the furtherance of the action appealed from, unless the Zoning Administrator certifies to the Board of Appeals that a stay would cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Appeals or by a court of record on application, on notice to the Zoning Administrator from whom the appeal is taken, and on due cause shown.
- E. An administrative decision may be reversed, in whole or in part, or may be modified, only if the Board of Appeals finds the action or decision appealed meets one (1) or more of the following requirements:
1. Was arbitrary or capricious;
  2. Was based on an erroneous finding of material fact;
  3. Constituted an abuse of discretion; and
  4. Was based on erroneous interpretation of the Zoning Ordinance or zoning law.

#### **Sec. 17.06. Specific procedures for variances.**

- A. An application for a variance shall be filed by the record owner of the lot in question, or by an agent authorized in writing to act on the record owner's behalf, with the Zoning Administrator. The applicant shall provide such information as is required by the Board of Appeals by way of completed application form, fee and additional information.
- B. After a public hearing and upon findings of fact as required under Section 17.04.E, Variances, the Board of Appeals may approve the variance(s) as requested, approve variance(s) that better complies with the Ordinance than that requested, or deny the request.
- C. The Board of Appeals may impose conditions with an affirmative decision. The conditions may include those necessary to promote the health, safety and welfare of the public and protect and preserve natural features. Any conditions imposed by the Board of Appeals must be related to a valid exercise of the police power, and purposes which are affected by the proposed use or activity.

## **ARTICLE 16. NON-CONFORMING USES AND STRUCTURES**

### **Sec. 16.01. Intent.**

- A. It is the purpose of this Article to provide regulations governing lots, buildings, structures and uses which were lawful prior to the enactment of this Ordinance, or amendments thereto, but which are prohibited, regulated, or restricted under the provisions of this Ordinance.
- B. It is the intent of this Article to permit these buildings, structures and uses to continue, but not to encourage their prolonged existence. Because such non-conforming lots, buildings, structures and uses prevent full realization of the goals and objectives of this Ordinance, the spirit of this Ordinance is to reduce and eliminate such nonconformance.
- C. The standards of this Article are intended to accomplish the following:
  - 1. Eliminate non-conforming uses which are considered to be incompatible with permitted uses and encourage redevelopment into more conforming uses.
  - 2. To prohibit the expansion of non-conforming uses, buildings and structures.
  - 3. Permit legal non-conforming buildings, structures or uses to remain until they are discontinued or removed.
  - 4. Encourage investment in surrounding neighborhoods by bringing non-conforming structures into compliance with this Ordinance.
  - 5. Encourage upgrading of site elements such as site landscaping, parking, paving, signage, access, pedestrian circulation or other features of a site which were developed in compliance with the standards at the time of construction, but which do not meet current site standards.
  - 6. Encourage combination of contiguous non-conforming lots of record to create lots which conform to current standards, are compatible with other lots in the appropriate zoning district, to promote public health, safety and welfare and to eliminate problems associated with over-crowding.
- D. It is not the intent of this Ordinance to require a change in plans, construction or designated use of any building which was constructed or under construction prior to the effective date of adoption or amendment of this Ordinance provided substantial construction has occurred and the developer demonstrates diligent progress towards final site completion.
- E. The authorization for nonconformities that were legally established prior to enactment or amendment of this Ordinance to continue shall not apply to building structures or uses which were not legally established prior to the enactment or amendment of this Ordinance.

### **Sec. 16.02. Non-conforming lots.**

- D. *Use of non-conforming lots.* Contiguous non-conforming lots must be combined when under the same ownership. If the owner of a non-conforming lot does not own and cannot reasonably acquire sufficient land to conform to the Ordinance requirements for lot area and/or width, a principal building may be erected provided all other standards of this Ordinance are met.
- E. *Division of lots restricted.* No lot or parcel shall be divided in such a way as to create a non-conforming lot or to increase the degree of nonconformance already in existence.



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### Sec. 16.03. Non-conforming uses.

A lawful use of a building, land or of a building and land in combination, that existed prior to the effective date of this Ordinance, or amendment thereto, that is no longer permissible under the provisions of this Ordinance, shall be considered a non-conforming use. These non-conforming uses may be continued so long as they remain otherwise lawful, subject to the following limitations:

- A. *Not increased.* Non-conforming uses shall not be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption of or amendment of this Ordinance.
- B. *Not expanded.* The existing structure devoted to a non-conforming use shall not be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the zoning district in which it is located, or to bring the structure into greater conformity with the Ordinance. The addition of a second story on an existing non-conforming structure shall be considered an expansion.
- C. *Not moved.* Non-conforming uses shall not be moved in whole or in part to any other portion of the lot or parcel other than that portion of the lot in use at the effective date of adoption or amendment of this Ordinance.
- D. *Change in use of a structure.* If no structural alterations are made, any non-conforming use of a structure may be changed to another non-conforming use provided that the Zoning Board of Appeals finds that the proposed use is more in conformance with the district regulations than the existing non-conforming use and if the use is of the same or lesser intensity than the existing non-conforming use. In permitting such change, the Zoning Board of Appeals may require appropriate conditions and safeguards in accord with the purpose and intent of this Ordinance.
- E. *Repairs and modernizations to buildings or structures associated with non-conforming uses.* Repairs and modernizations of structures which are utilized by non-conforming uses may be made provided that such repairs or modernizations do not intensify the extent of the non-conforming use, and provided that such repairs and modernizations do not, within any twelve (12) month period, exceed fifty (50%) percent of the assessed value of the subject structure.
- F. *Change to a permitted use.* Once a land use is changed from non-conforming use to a permitted use, the non-conforming use may not be reestablished or resumed. For parcels currently occupied with a non-conforming single-family residential use, such use may continue, in addition to a permitted conforming use, as long as the dwelling is continually occupied.
- G. *Abandoned non-conforming use.* A non-conforming use that has been intentionally abandoned for a period of twelve (12) months or more shall not be reestablished. The intent to abandon a use may be established by one or more of the following factors:
  - 1. Utilities, such as water, gas and electricity to the property have been disconnected.
  - 2. The property, building, or grounds have fallen into disrepair.
  - 3. Signs or other indications of the existence of the non-conforming use have been removed.
  - 4. Equipment of fixtures necessary for the operation of the non-conforming use have been removed.
  - 5. Other actions, which in the opinion of the Zoning Administrator constitute an intention on the part of the property owner or lessee to abandon the non-conforming use.
  - 6. Those alleged non-conforming uses which have not been legally established prior to the effective date of this Ordinance shall be declared illegal and shall be discontinued following the effective date of this Ordinance.

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- H. *Removal of structure.* Where non-conforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.
- I. *Subdivision of land prohibited.* No land that accommodates a use nonconformity shall be subdivided.
- ( Ord. No. Z-010 , § 5, 10-11-2017)

#### **Sec. 16.04. Non-conforming special land uses.**

A lawful special land use that existed prior to the effective date of this Ordinance shall be considered a non-conforming use if no longer permitted by this Ordinance.

#### **Sec. 16.05. Non-conforming buildings and structures.**

A structure or building lawfully constructed prior to the effective date of this ordinance that does not conform with the requirements of the district in which it is situated is considered a non-conforming building or structure. These non-conforming buildings or structures may be maintained so long as they remain otherwise lawful, subject to the following limitations:

- A. A non-conforming building or structure may not be enlarged or altered in any way that increases its nonconformity, except as provided for in this Section.
- B. An existing building may be enlarged so long as the enlargement does not increase any existing encroachment of the building on required setback lines. Such enlargement may extend between the building and the required setback line so long as it does not extend closer to the front, side or rear property lines than does the existing building.
- C. Should a non-conforming building or structure be destroyed by any means to an extent that the cost of reconstruction or restoration is greater than fifty percent (50%) of its assessed value at the time of destruction shall not be reconstructed except in conformance with this Ordinance.
- D. Should a non-conforming building or structure be damaged by any means to an extent that the cost of reconstruction or restoration is equal to or less than fifty percent (50%) of its assessed value at time of damage, reconstruction or restoration shall be permitted, provided a building permit for the necessary work is issued within one (1) year of the occurrence of such damage.
- E. Should a non-conforming building or structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the zoning district in which it is located after it is moved.
- F. Should a non-conforming building or structure be altered or modified so as to eliminate, remove or lessen any or all of its non-conforming characteristics, then the non-conforming characteristics shall not be later reestablished.
- G. Nothing in this Section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any Official charged with protecting the public safety, upon order of such Official.

( Ord. No. Z-006, § 4, 10-14-2015 )

#### **Sec. 16.06. Lots with non-conforming site improvements.**

- A. Lots that do not meet current standards for parking, loading, access, landscaping, lighting or other site improvements required under the provisions of this Ordinance are considered non-conforming. No building

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#### **Sec. 4.06. Residential Districts (R-3, R-1.5, LV).**

A. *Intent.* It is the intent of these districts to provide for single-family detached residential development in Highland Township at varying densities which are consistent with the existing and desirable future pattern of development in the Township. It is the goal of the Township to protect single-family residential development from the encroachment of incompatible land uses. The Residential R-3, R-1.5 and LV Zoning Districts are distinguished by varying residential densities to accommodate a wide range of existing and future residential preferences in the Township.

The R-3 and R-1.5 Districts are intended for lower density rural residential development. The R-3 and R-1.5 Districts are designated in the northern, western and southern portions of the Township, consistent with the Township Master Plan. Restricting these areas to lower density use will help ensure that the majority of future development occurs in the central portion of the Township, where public services can be more economically provided.

The LV - Lake and Village, Residential Zoning District consists of historical small lot settlements around the lakes as well as developments within the Township. LV regulations are intended to preserve established development patterns. No new LV Districts shall be created in the Township, except that new parcels within the LV Zoning District may be created through land division and combination.

B. *Permitted uses.*

1. Single-family detached dwelling.
2. Foster Care Home, child.
3. Foster Care Facility, Adult except congregate facilities.
4. Family Child Care Homes.
5. Manufactured detached dwelling, subject to Section 8.13, Manufactured Housing Standards.
6. Parks and playgrounds, private for the use of residents in subdivisions and other residential developments.
7. Residential Cluster Development subject to Section 7.01.
8. Accessory dwelling units subject to Article 8.05.
9. Accessory structures and uses customarily incident to permitted uses listed and subject to Article 8.03, Accessory Structures and Uses.
10. Temporary buildings, dwellings, structures and uses, subject to Section 8.04.
11. Home occupations, subject to Section 8.06.

C. *Special land uses.*

1. Adult Day Care Center, subject to Section 10.09.
2. Adult Day Care Home, subject to Section 10.02.
3. Bed and breakfast establishments, subject to Section 10.05.
4. Boat launching facilities for a residential development or when operated as a private club, subject to Section 10.06.
5. Cemeteries, subject to Section 10.08.
6. Child Care Centers, subject to Section 10.09.
7. Group child care homes, subject to Section 10.15.
8. Institutional uses small scale, subject to Section 10.17.
9. Municipal parks, playgrounds and other recreational facilities.

( Ord. No. Z-005, § 2, 3-11-2015 )



## **ARTICLE V. RENTAL CERTIFICATION ORDINANCE**

### **Sec. 7-100. Short title.**

This article shall be known and cited as the "rental certification ordinance."

(Ord. No. 469, § 1, 2-3-2020)

### **Sec. 7-101. Purpose.**

The Charter Township of Highland recognizes the importance to the general health, safety and welfare of all of its citizens including its citizens who rent residential rental buildings. The Charter Township of Highland therefore also recognizes a compelling interest in establishing standards for the maintenance of sanitary and safe residential rental buildings and residential rental units in the township. This article is designed to promote the continued maintenance of quality and safe rental properties and to enhance and maintain property value of all properties, and to reduce the causes of blight and other deleterious factors affecting neighborhoods. This article is designated as "interim" for the reason that a comprehensive update of the Code of Ordinances will be adopted in the near future.

(Ord. No. 469, § 1, 2-3-2020)

### **Sec. 7-102. Definitions.**

When used in this article, the following words, terms, and phrases shall have the meanings indicated.

*Certification.* A certificate issued by the Charter Township of Highland which certifies compliance with this article and the date of such certification.

*Housing and building codes.* The fire prevention code adopted in article II of chapter 7 of this Code, the state construction code described in article III of this chapter, the property maintenance code adopted in article V of this chapter, the Housing Law of Michigan, MCL 125.401—125.543, as related to multiple dwellings, and any other standards of construction and maintenance for residential property in general and residential rental property in particular, as may be adopted in another article of this chapter.

*Inspection guidelines.* The minimum standards for rental housing as adopted by a township board resolution and based on the housing and building codes to be used by the township official in conducting inspections and setting forth the minimum requirements for residential rental units under this article.

*Local agent.* The responsible local agent for a residential rental building or unit as described in section 7-104.

*Lease.* Any written or oral agreement by or on behalf of an owner that allows the use and occupancy of property by one (1) or more persons.

*Manager.* A person that actively operates or manages a residential rental building for the owner.

*Mobile home.* A structure that is transportable in one (1) or more sections, built on a chassis, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.

*Multiple dwelling.* A residential rental building containing more than two (2) residential rental units.

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*Occupants.* Tenants, lessees and/or other persons lawfully residing in a residential rental building or residential rental unit.

*Owner.* Any person having a legal or equitable interest in a residential rental building or a residential rental unit.

*Premises.* Any zoning lot or parcel of land that includes a residential rental building or a residential rental unit.

*Rent* shall include let, lease, barter, or any other arrangement whereby one (1) person pays or provides, or agrees to pay or provide, money or other consideration to another in exchange for the right to use and occupy property for any period of time.

*Residential rental building.* Any building or mobile home that contains one (1) or more residential rental units.

*Residential rental unit.* Any apartment, room, dwelling unit, house, condominium unit, or portion thereof that is used, offered, or made available for use and for which there is rent or a lease. This definition includes one and two-family dwellings, multiple and multi-family dwellings, apartment units, and flats. This definition does not include hotels and motels as defined by the township zoning ordinance and licensed and inspected by the State of Michigan. Nor does this definition apply to owner-occupied single-family homes where the owner, through a vacation home exchange program, or an occasional seasonal rental, vacates the home entirely and permits an exchange or seasonal rental family to occupy the premises on a short-term stay.

*Tenant.* An individual person that is a party to a lease with or for an owner, that allows the tenant to use and occupy property.

*Township official.* The township fire marshal for purposes of the administration and enforcement of this article, including registration, recordkeeping, certifications, inspections, determinations, declarations, notifications, and other administrative and enforcement actions, the township building official and ordinance enforcement officer for housing and building codes administered and enforced by them, and as provided in the definition of officer in section 1-2, township employees authorized by one of those officials to perform an act of that official.

*To secure.* As used in this article, "to secure" shall mean to board up all windows and doors in accordance with the property maintenance code adopted in section 7-29 of this chapter, thereby making the premises inaccessible by anyone other than the owner or township inspection personnel.

(Ord. No. 469, § 1, 2-3-2020)

### **Sec. 7-103. Registration required.**

The owner of a residential rental building shall register that building and each residential rental unit contained within that building with the township official and shall designate a responsible local agent as provided in section 7-104 for each residential rental unit to be responsible for providing access to such premises for inspections under this article. A "certification" shall not be issued unless an applicant complies with the registration provisions of this article.

(Ord. No. 469, § 1, 2-3-2020)

### **Sec. 7-104. Responsible local agent.**

The responsible local agent shall be an individual person residing in the State of Michigan who, subject to the rights of occupants, can and shall provide access to the residential rental unit for a township inspection upon twenty-four (24) hours verbal, written, or email notice. The responsible local agent may also be designated by the



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owner as legally responsible for operating and maintaining such premises. The owner may act as the responsible local agent if the owner can and does provide access within the time allowed. All official notices of the township shall be issued to any designated responsible local agent, and if that agent has been designated by the owner as responsible for operating and maintaining the premises, any notice so issued shall be deemed to have been issued upon the owner or owners of record.

(Ord. No. 469, § 1, 2-3-2020)

#### **Sec. 7-105. Period for registration of residential rental buildings.**

Residential rental buildings required to be registered pursuant to this Article shall comply with the following provisions:

- (1) All newly constructed residential rental buildings shall be registered prior to the issuance of the certificate of occupancy by the township;
- (2) A residential rental building which is sold, transferred, or conveyed shall be re-registered by the new owner within thirty (30) days of the date of the deed, land contract, or other instrument of conveyance;
- (3) All existing non-rental dwellings which are converted to residential rental buildings shall be registered, inspected, and certified prior to the date on which the property is first occupied for rental purposes.
- (4) Multiple dwellings shall be registered within sixty (60) days of any residential rental unit being offered for rent.

(Ord. No. 469, § 1, 2-3-2020)

#### **Sec. 7-106. Registration forms and fee.**

- (a) Applications for registration shall be made in such form and in accordance with such instructions as may be provided by the township official and shall include at least the following information:
  - (1) The name, address, telephone number and any email address of the applicant.
  - (2) The names, addresses, telephone numbers, and any email addresses of all owners of the residential rental building.
  - (3) The name, local address, telephone number, and any email address of the responsible local agent.
  - (4) The number of residential rental buildings at each site, the number of residential rental units in each residential rental building, and the address and number of occupants in each residential rental unit.
  - (5) If the owner is not serving as the responsible local agent, an authorization appointing a responsible local agent signed by both the owner and the responsible local agent that indicates if the agent is legally responsible for operating and maintaining the premises.
- (b) A registration fee for each residential rental unit within a residential rental building shall be paid at the time of registration. No post office boxes will be accepted as a legal address for a person for purposes of notices under this article unless a home address for that person is also provided. Upon registration, the township official shall inform applicants of certification requirements. The fee for each registration shall be as established by resolution of the township board, as amended. The owner shall be responsible for notifying the township official of any change of address of either the owner or the responsible local agent.

(Ord. No. 469, § 1, 2-3-2020)

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**Sec. 7-107. Registration term and renewal.**

Registration shall be made prior to the use or occupancy of all or any part of a building or structure as a residential rental building or residential rental unit except as otherwise provided by this article. The term of the registration shall be valid as long as ownership remains unchanged.

(Ord. No. 469, § 1, 2-3-2020)

**Sec. 7-108. Transfer of ownership.**

It shall be unlawful for the owner of any residential rental building or residential rental unit who has received a notice of violation of any code or ordinance of the township (including notices that the number of residential rental units exceeds that permitted by the township zoning ordinance) to transfer, convey, lease or sell (including by land contract) an ownership and/or other interest in the building or unit in any way to another, unless such owner shall have first furnished to the grantee, lessee, vendee, or transferee a copy of any notice of violation and shall have furnished to the township official a signed and notarized statement from the grantee, vendee, lessee, or transferee acknowledging the receipt of such notice of violation and acknowledging legal responsibility for correction of the violation.

(Ord. No. 469, § 1, 2-3-2020)

**Sec. 7-109. Certification required.**

- (a) No person shall lease, rent or cause to be occupied a residential rental building or residential rental unit unless there is a valid certification issued by the township official in the name of the owner and issued for the specific residential rental building and each residential rental dwelling unit. The certificate shall be issued after an inspection by the township official which may include building, mechanical, property maintenance, electrical, plumbing, and fire safety inspections to determine that each rental building and rental dwelling unit complies with the housing and building codes. Such inspections shall commence after the effective date of this article and shall continue until all residential rental buildings and all residential rental units in the township have been inspected. A certification may be issued for a maximum period not to exceed four (4) year certificate.
- (b) The township official will issue a certification valid for those years upon determining during the inspection that:
  - (1) Any deficiencies discovered during previous inspections of the rental unit have been corrected; and,
  - (2) There are no major violations of the inspection guidelines for rental dwellings (major violations are those violations which create a risk to the health, safety or welfare of occupants).

However, a residential rental unit located in a multi-family residential rental building will receive certification only if all other occupied residential rental units within the residential rental building have a valid certification or are also entitled to receive a certification.

- (c) If a residential rental unit does not satisfy the criteria set forth in subsection (b), the township official will not issue a certification.
- (d) Notwithstanding the language in subsection (c) and subject to subsection (e), the township official shall have the discretion to waive compliance with the criteria set forth in subsection (b) upon determining:
  - (1) A waiver of such criteria will not endanger the health, safety or welfare of occupants; and



- 
- (2) The owner of the rental unit has demonstrated a history of compliance with the township's inspection guidelines for residential rental buildings and units.
  - (e) Certifications for multiple dwellings shall be subject to the certificate of compliance provisions of the Housing Law of Michigan, MCL 125.529—125.531.
- (Ord. No. 469, § 1, 2-3-2020)

#### **Sec. 7-110. Applicability to existing residential rental buildings.**

- (a) This article applies to all residential rental buildings and residential rental dwelling units within the township existing on the effective date of this article and to those subsequently constructed or created. For residential rental buildings and residential rental dwelling units existing on the effective date of this article which have been registered in accordance with the provisions of this article, the prohibitions against leasing, renting and occupying contained in section 7-108 and section 7-109 shall be inapplicable to such dwellings or units until sixty (60) days after the township official's initial inspections of such buildings or dwellings units. This will permit the owner time to make necessary repairs and obtain a certification while maintaining occupancy of the rental unit; provided, however, that if the defects which must be corrected pose an imminent threat to the health, safety and welfare of the occupants, the township official shall commence procedures to vacate the dwelling and section 7-109 prohibiting occupancy shall be immediately applicable.
- (b) Any residential rental building which is a new construction or renovation which required a comprehensive inspection comparable to an inspection under subsection 7-109(a), and which is issued a certificate of occupancy pursuant to an inspection after the effective date of this article will also be issued a certification simultaneous with the certificate of occupancy and an inspection fee pursuant to section 7-112 shall not then be required. Residential rental buildings which are new constructions shall comply with registration requirement pursuant to section 7-105.

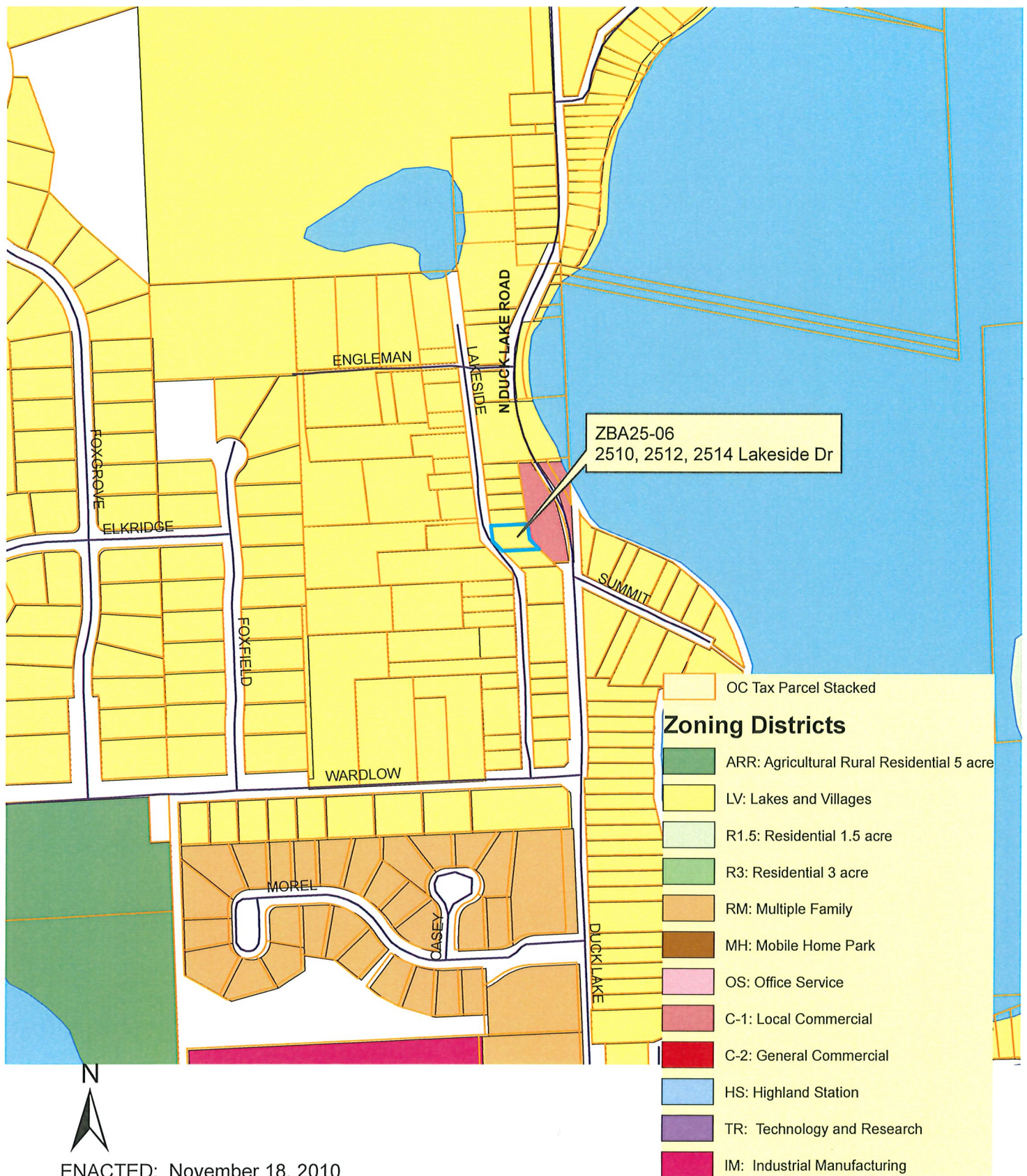
(Ord. No. 469, § 1, 2-3-2020)

#### **Sec. 7-111. Inspections.**

- (a) The township official shall inspect residential rental buildings and residential rental units on a periodic basis pursuant to this article or under any of the following circumstances:
  - (1) Upon receipt of a complaint from an owner or occupant that the premises are in violation of this article.
  - (2) Upon receipt of a report or a referral from a police or other public agency or department, or any individual indicating that the premises are in violation of this article and which is based on the personal knowledge of the person making the report.
  - (3) If an exterior survey of the premises gives the township official probable cause to believe that the premises are in violation of this article.
  - (4) Upon receipt of information by the township official that a rental unit is not registered with the township as required by this article.
  - (5) As required for issuance or renewal of certification, with the period of time between inspections of multiple dwellings to be no longer than four (4) years. Inspections under subsections (1) and (2) where the complaint identifies a child under eighteen (18) years of age as residing in the residential rental unit shall be performed before inspection of any nonemergency complaint.



# CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010

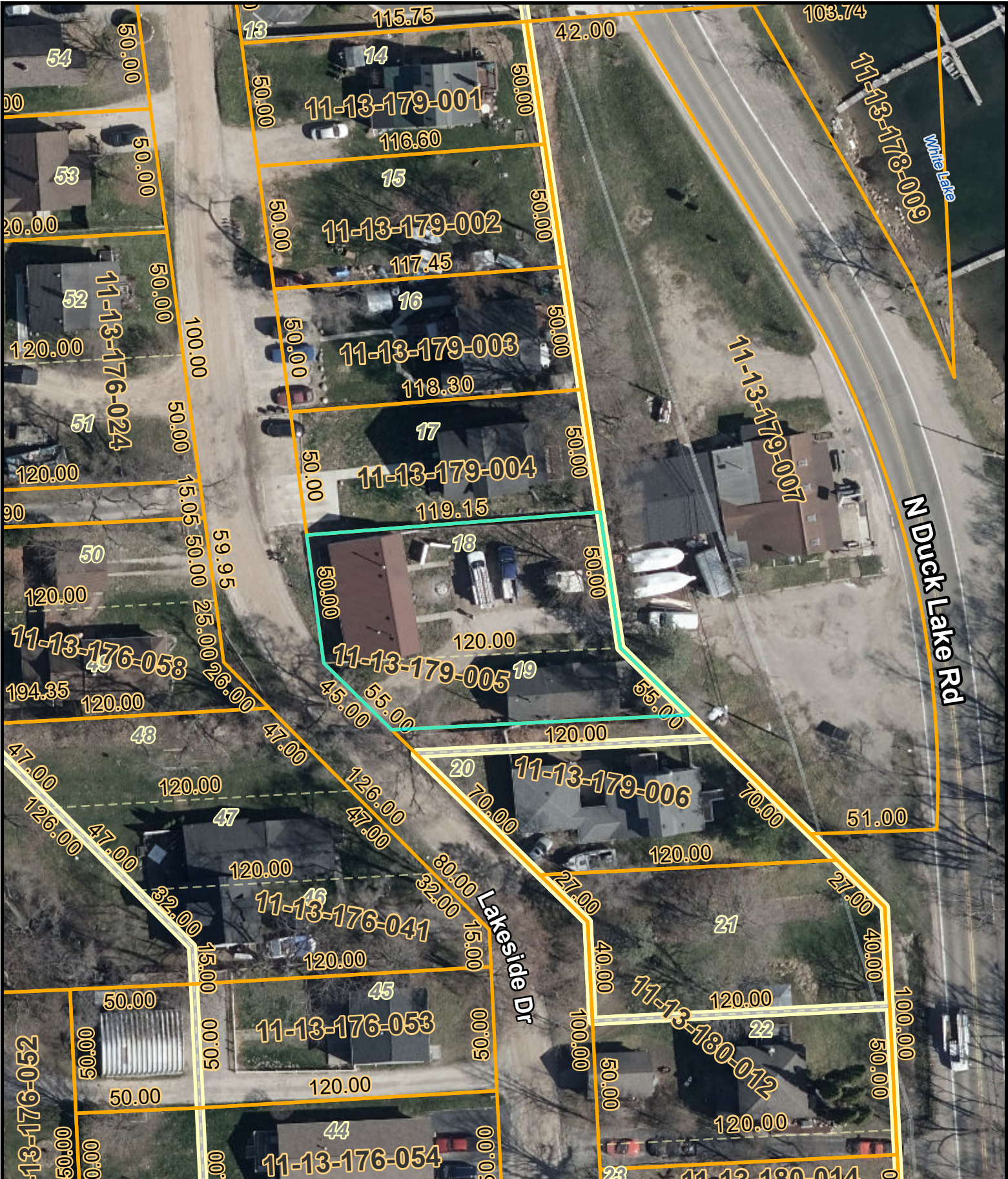


# 2510 2512 2514 Lakeside Dr neighborhood





2510 2512 2514 Lakeside Dr



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.

**OAKLAND COUNTY MICHIGAN**  
Economic Development & Community Affairs

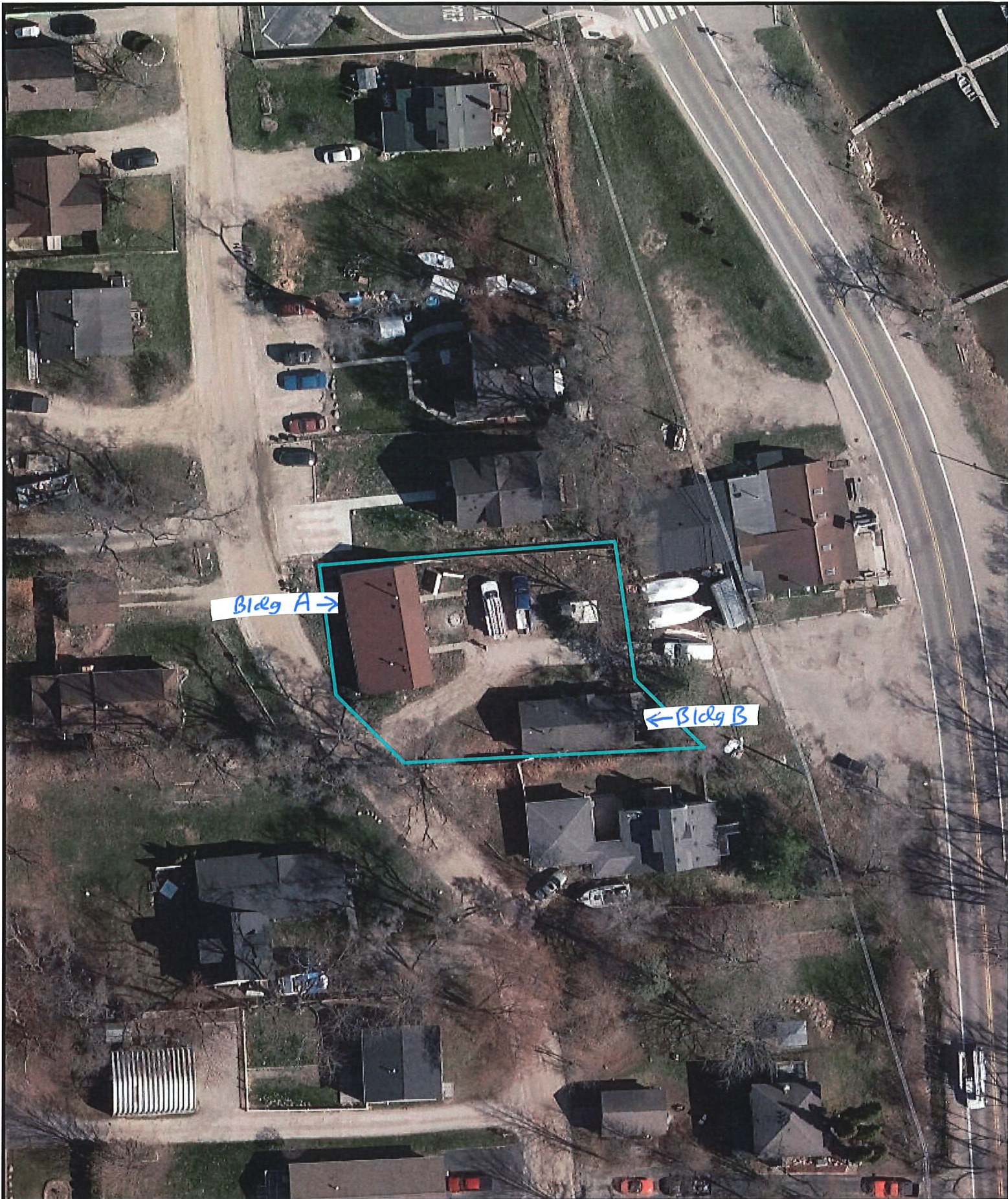
**David Coulter**  
Oakland County Executive

Date Created: 3/14/2025

**NORTH**  
1 inch = 50 feet



# PIN 1113179005 Bldgs A and B



- 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.

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

Date Created: 3/14/2025  
**NORTH**  
1 inch = 50 feet



2510 Lakeside Dr  
Highland MI 48356-2430

**View:** Front

**Structure:** Primary *Bldg A*

**Photo Date:** 07/15/2021



2510 Lakeside Dr  
Highland MI 48356-2430

**View:** Front

**Structure:** Primary *Bldg A*

**Photo Date:** 11/03/2021





2510 Lakeside Dr  
Highland MI 48356-2430

**View:** Front

**Structure:** Primary *Bldg B*

**Photo Date:** 07/15/2021





## Lisa Burkhart

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**From:** Karen Provo  
**Sent:** Monday, November 1, 2021 4:54 PM  
**To:** g.dabate@comcast.net  
**Cc:** Lisa Burkhart  
**Subject:** 2510 Lakeside Dr

Hi

I received your Affidavits for the purchase of the 3 homes on the lot on Lakeside Dr.

The 3 homes is what is called a non-conforming use. I spoke with our Zoning Administrator, Lisa Burkhart, and the non conforming use will be allowed as long as permits are pulled for the work to be done by January 1, 2022.

If you haven't spoke to Lisa I would strongly suggest you contact her. I've included her in this email.

Thank you

*Karen M Provo*

Charter Township of Highland

Office of the Supervisor, Rick A. Hamill

[provok@highlandtwp.org](mailto:provok@highlandtwp.org)

248-887-3791 x3



[Sign up for the Highland Township Newsletter](#)

## Lisa Burkhart

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**From:** Lisa Burkhart  
**Sent:** Wednesday, August 17, 2022 4:09 PM  
**To:** g.dabate@comcast.net  
**Subject:** 2510 Lakeside, Highland Parcel #11-13-179-005

Hi  
We need to touch base on the referenced parcel.  
It is imperative you call me.

*Lisa G. Burkhart, AICP*  
*Zoning Administrator*

205 N. John St.  
Highland, MI 48357

(248) 887-3791, ext. 126

burkhartl@highlandtwp.org

**BUILDING/NO PERMITEnforcement | EE23-0059**

**Property Information**

H -11-13-179-005	2512 LAKESIDE DR	Subdivision:	
	HIGHLAND MI, 48356-2430	Lot:	Block:

**Name Information**

Owner:	D'ABATE, ANGELO	Phone:	
Occupant:	VACANT	Phone:	
Filer:		Phone:	

**Enforcement Information**

Date Filed:	04/13/2023	Date Closed:	05/31/2023	Status:	CASE CLOSED
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Complaint:  
work was done on interior no permit was pulled.

05/31/23 close enforcement, HO applied for permit

Last Action Date: Last Inspection: 04/13/2023

Last Action:

ini Inspection | Steven Tino/Bldg Insp

Status:	Completed	Result:	Violation(s)
Scheduled:	04/13/2023	Completed:	04/13/2023

# Highland Township Building Department

205 North John Street - Highland, MI 48357 - Phone: 248-887-3791, ext.#8 - Fax: 248-887-1937

## THIS IS A NOTIFICATION AND NOT A SUMMONS

04/13/2023

ANGELO D'ABATE  
533 JOHN R  
MILFORD, MI 48381-1873

Re: Complaint # EE23-0059  
Parcel ID # H -11-13-179-005

Dear Mr. D'Abate

It has come to the attention of this Department that construction has been or is being carried out at 2512 LAKESIDE DR. A search of our records indicates that no building permit has been pulled for the project.

I understand that you might not have known that a permit was required; therefore, I am giving you until April 24, 2023, to make the proper application for a permit. All work must cease and desist until permits are issued.

If you fail to do so a Civil Infraction Violation Notice, which carries a fine of \$75.00 for the first offense may be issued to you concerning this matter.

Direct any questions that you might have to the Building Department at 248-887-3791, ext. #8.

Cordially,

STEVEN TINO  
Building Official  
Ordinance Dept. Supervisor

cc: file  
Supervisor – Rick Hamill

*Building a Safe Community*

Building Permit | PB23-0096

Property Information

H -11-13-179-005	2512 LAKESIDE DR	Subdivision:	
	HIGHLAND MI, 48356-2430	Lot:	Block:

Name Information

Owner:	D'ABATE, ANGELO	Phone:	
Occupant:	VACANT	Phone:	
Applicant:	D'ABATE, ANGELO	Phone:	
Contractor:		Phone:	
Licensee:		Phone:	
License Issued:			
License Expires:			

Permit Information

Date Issued:	04/25/2023	Date Expires:	04/25/2023	Status:	EXPIRED
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Work Description:  
Work with out a Permit. Remodeled the interior of both Units. New interior walls, New Insulation, New Drywall. All new Electrical work. New Kitchen and Bathrooms. New flooring thru out. New Hvac installed. A Special inspection will be done By all Inspectors of Highland Twp to determine what will need to be uncovered to do there proper Inspection. The Health dept cannot support this project due to the age of the septic system. If and when the current septic system fails, a new engineered septic system must be installed per the Oakland County Health Dept. A water test sample must be submitted and approved before obtaining a C of O. And insulation certificate must be submitted before C of O. No work can begin until the Building Dept has completed the inspections by all township inspectors. Safety Inspection by the Fire Marshall must be completed before C of O.

No longer qualifies for zoning-See zoning department

Stipulations:

Special Inspection Inspection   Steven Tino/Bldg Insp			
Status:	Completed	Result:	Disapproved
Scheduled:	05/01/2023 12:00 AM	Completed:	05/02/2023 09:46 AM
Comments:			
sch note	Meet all the guys at 2 pm and a		
	Mr. D'ABATE 810-394-5257		
insp note	See inspectors reports		
	Check on faced insulation behind a block wall		

Special Inspection Inspection   Greg Calme/Elec. Insp.			
Status:	Completed	Result:	Disapproved
Scheduled:	05/01/2023 12:00 AM	Completed:	05/01/2023 04:42 PM
Comments:			
sch note	Meet all the guys at 2 pm and a		
	Mr. D'ABATE 810-394-5257		
insp note	contractor to secure permit.		

Special Inspection Inspection   Robert Luttmann/Htg Insp			
Status:	Completed	Result:	Disapproved
Scheduled:	05/01/2023 12:00 AM	Completed:	05/01/2023 04:12 PM
Comments:			
sch note	Meet all the guys at 2 pm and a		
	Mr. D'ABATE 810-394-5257		
NOTE	NEEDS TO HIRE LICENSED HVAC CONTRACTOR		

Special Inspection Inspection   Jeff Duncan/Plbg Insp			
Status:	Completed	Result:	Disapproved
Scheduled:	05/01/2023 12:00 AM	Completed:	05/02/2023 10:48 AM
Comments:			
sch note	Meet all the guys at 2 pm and a		
	Mr. D'ABATE 810-394-5257		
insp note	I attached the email report in BS &A		

Fee Information			
	misc structures	Minimum Plan Review	1.00 27.00
	up to \$100,000	Fine (Work Done Prior to Permit)	75,000.00 423.00
	up to \$100,000	Building Permit	75,000.00 423.00
	Registration	Registration	1.00 15.00



Outlook

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## Lakeside

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From Duncan <jeff\_duncan99@yahoo.com>

Date Tue 5/2/2023 11:45 AM

To Jennifer Marciniak <marciniakj@highlandtwp.org>; Jennifer Bosh <boshj@highlandtwp.org>

## Lakeside

Apartments 1 & 2

Any plumbing (domestic water and sanitary drain and vents) installed behind the wall or in a concealed space needs to be exposed for inspection.

Water heaters in attic need to conform to section 502.3 Of the code. Also needs to have a drain pan installed to meet section 504.7 code requirements. Relief valve piping needs to be installed as well.

House on same property

Kitchen drain needs to be relocated to attach to the building drain and then vented properly.  
Washing machine drain needs to be supported.

Jeff Duncan



Electrical Permit | PE23-0351

Property Information

H -11-13-179-005	2512 LAKESIDE DR	Subdivision:	
	HIGHLAND MI, 48356-2430	Lot:	Block:

Name Information

Owner:	D'ABATE, ANGELO	Phone:	
Occupant:	VACANT	Phone:	
Applicant:	Thomas Nasarzewski	Phone:	(808) 281 4563
Contractor:	Thomas Nasarzewski	Phone:	(808) 281 4563
Licensee:	Thomas Nasarzewski	Phone:	(808) 281 4563
License Issued:			
License Expires:	12/31/2024		

Permit Information

Date Issued:	08/02/2023	Date Expires:	02/12/2024	Status:	EXPIRED
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Work Description:

Link to PB23-0096  
Rework and upgrade of work done by homeowner  
  
Make sure when scheduling inspection the person is from M and M Engineering  
  
No longer qualifies for zoning-See zoning department

Stipulations:

Totals:\$390  
Rough:pd 08-16-13 \$146.25  
Final:

ROUGH Inspection | Greg Calme/Elec. Insp.

Status:	Completed	Result:	Approved
Scheduled:	08/16/2023 12:00 AM	Completed:	08/16/2023 02:46 PM

Fee Information

Standard Item	Circuits Breaker 120-V	10.00	70.00
General	HVAC Units	2.00	50.00
Inspection	Inspections	2.00	90.00
Standard Item	Registration	1.00	15.00
Standard Item	Fixtures	25.00	12.00
Standard Item	Dryer	2.00	28.00
Standard Item	Range/Elevator	2.00	28.00
Standard Item	Circuits Breaker 120-V	12.00	84.00
Standard Item	Smoke Detector	4.00	28.00

Plumbing Permit | PP23-0083

Property Information

H -11-13-179-005	2512 LAKESIDE DR	Subdivision:	
	HIGHLAND MI, 48356-2430	Lot:	Block:

Name Information

Owner:	D'ABATE, ANGELO	Phone:	
Occupant:	VACANT	Phone:	
Applicant:	Kilburns Plumbing LLC	Phone:	(810) 441 9831
Contractor:	Kilburns Plumbing LLC	Phone:	(810) 441 9831
Licensee:	Joel Kilburn	Phone:	
License Issued:			
License Expires:	04/30/2024		

Permit Information

Date Issued:	08/18/2023	Date Expires:	02/14/2024	Status:	EXPIRED
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Work Description:

Link to PB23-0096  
2 apartment remodels

No longer qualifies for zoning-See zoning department

Stipulations:

Totals:\$275  
Rough:  
Final:

Special inspection Inspection | Jeff Duncan/Plbg Insp

Status:	Completed	Result:	Not Ready
Scheduled:	09/21/2023 12:00 AM	Completed:	09/21/2023 03:33 PM

Comments:

insp note      Unit 1-Drain dumps towards road resolved septic issue  
Remove plumbing from attic, except venting pipe.  
  
Unit 2-Need to see behind walls (expose plumbing)  
Remove plumbing from attic.

Fee Information

Standard Item	Bathroom Sinks/Lavatories	2.00	14.00
Inspection	Inspections	2.00	90.00
Standard Item	Shower Trap	2.00	14.00
Standard Item	Sinks:Other than Lavatories	2.00	14.00
Standard Item	Toilet/Water Closet	2.00	14.00
Standard Item	Washing Machine	2.00	20.00
Standard Item	Water Distribution (Piping)	0.75	15.00
Standard Item	Water Heater	2.00	94.00
Standard Item	Registration	1.00	15.00



HEALTH DIVISION

OAKLAND COUNTY EXECUTIVE DAVID COULTER

Leigh-Anne Stafford, Health Officer  
(248) 858-1280 | health@oakgov.com

**CERTIFIED MAIL**

October 12, 2023

ANGELO D'ABATE  
ENZO D'ABATE  
533 JOHN R  
MILFORD MI 48381

Record Number: EHSI-2023-00742  
Parcel ID: 11-13-179-005

**RE: NON-RESIDENTIAL COMMERCIAL REPAIR AT 2510 LAKESIDE DR, HIGHLAND, MI 48356**

Dear Angelo D'abate & Enzo D'abate:

Your application for a permit to install an on-site sewerage system is denied. Denial is based upon a field inspection of the property which included an evaluation of the subsurface soils as well as water table elevations. The factors considered adverse for such a system are stated below to help you understand the reasons for denial.

**(X) Ground water table is too high, being three and one-half (3.5) feet below grade.**

**(X) The property served is too small for the required isolations distances, as described in Section 7.3, or the property has insufficient area for the soil absorption system and reserve area.**

Should you wish to pursue this matter further, proceed with the directions indicated below:

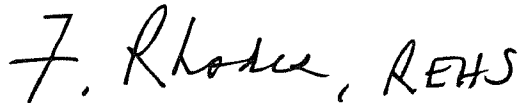
**Section A** - It is suggested that you contract with a professional engineer to evaluate your property and determine whether a sewerage system could be designed and installed which would function properly under the adverse conditions that exist on your property. Plans should then be submitted to this division for review. If the engineer's proposed system is acceptable, your application for a permit will be approved. The system would then have to be constructed exactly as shown on the engineered drawings. After installation, the engineer would be required to submit a letter to us verifying the installation was according to his plans.

If the engineer's plan does not satisfactorily answer the reasons for denial, you have the right to appeal to the Sanitary Code Appeal Board. This appeal must be requested in writing, accompanied by a fee of \$125.00, within 30 days from the date of this letter.

Please contact this division if you need further assistance or have additional questions.

Sincerely,

**OAKLAND COUNTY HEALTH DIVISION**  
**Department of Health and Human Services**

A handwritten signature in black ink that reads "F. Rhodes, REHS". The signature is written in a cursive, flowing style.

Frank Rhodes, REHS  
Senior Public Health Sanitarian  
Environmental Health Services

cc: Highland Township Building Department  
Applicant  
First Class Mail

Encl: Site Sketch  
Engineer List  
OCHD Sanitary Code Article III Section 7.3



Outlook

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**RE: PIN 11-13-179-005 Lakeside Dr**

---

**From** Rhodes Jr, Frankie Edgar <rhodesf@oakgov.com>

**Date** Thu 4/3/2025 10:03 AM

**To** Kari Littlebear <LittleBearK@highlandtwp.org>

Yes. A plan was received on March 26, 2025.

---

**From:** Kari Littlebear <LittleBearK@highlandtwp.org>

**Sent:** Wednesday, April 2, 2025 6:36 PM

**To:** Rhodes Jr, Frankie Edgar <rhodesf@oakgov.com>

**Subject:** PIN 11-13-179-005 Lakeside Dr

**CAUTION:** This message is from a sender outside of the Oakland County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Frank,

Has Mr. D'Abate turned in an application for an engineered system on this parcel yet?

Cordially,

*Kariline P. Littlebear*

Zoning Administrator

Charter Township of Highland

248-887-3791 ext. 125

## 2510 LAKESIDE DR HIGHLAND MI 48356-2430



1 beds / 2 full baths / 0 half baths / 1080 sq ft

### Residential Property Profile

11-13-179-005

**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) : ANGELO D'ABATE  
Postal Address : 533 JOHN R MILFORD MI 48381-1873

#### Location Information

Site Address : 2510 LAKESIDE DR HIGHLAND MI 48356-2430  
PIN : 11-13-179-005 Neighborhood Code : R13  
Municipality : Charter Township of Highland  
School District : 63220 HURON VALLEY SCHOOLS  
Class Code : 401 Residential - Improved

#### Property Description

**T3N, R7E, SEC 13 SUNRISE HEIGHTS ON WHITE LAKE LOT 18, ALSO LOT 19 EXC S 10 FT**

#### Most Recent Sale Since 1994

Date : 09/03/2021  
Amount : \$1 Liber : 56955:515  
Grantee : DABATE, GIACOMO  
DABATE, ENZO  
DABATE, DOMINIC  
Grantor : DABATE, ENZO DABATE, ANGELO

#### Next Most Recent Sale

Date : 09/01/2021  
Amount : \$115,000 Liber : 56853:331  
Grantor : STOWE, CATHERINE M Grantee : DABATE, ENZO

11-13-179-005

**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	: \$89,789	State Equalized Value	: \$112,930
---------------	------------	-----------------------	-------------

Current Assessed Value	: \$112,930	Capped Value	: \$89,789
------------------------	-------------	--------------	------------

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

Summer Principal Residence Exemption Percent	: 0%	Winter Principal Residence Exemption Percent	: 0%
--	------	--	------

#### 2023 Taxes

Summer	: \$1,867.51
--------	--------------

Winter	: \$1,377.15
--------	--------------

Village	:
---------	---

#### 2024 Taxes

Summer	: \$3,525.26
--------	--------------

Winter	: \$1,443.91
--------	--------------

Village	:
---------	---

### Lot Information

Description	: LEVEL	Area	: 0.225 ACRES
-------------	---------	------	---------------

### Primary Structure

Structure	: MultiTenant	Living Area	: 1080 SQ FT
-----------	---------------	-------------	--------------

Ground Floor	: 1080 SQ FT	Year Built	: 1952
--------------	--------------	------------	--------

Effective Year	: 1967	Remodel Year	: 1960
----------------	--------	--------------	--------

Stories	: 1 Story	Rooms	: 2
---------	-----------	-------	-----

Bedrooms	: 1	Full Baths	: 2
----------	-----	------------	-----

Half Baths	: 0	Fireplaces	: 0
------------	-----	------------	-----

Ext Walls	: Block	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	
------	--	------	--

### Secondary Structure (1)

Structure	: MultiTenant	Living Area	: 804 SQ FT
-----------	---------------	-------------	-------------

Ground Floor	: 804 SQ FT	Year Built	: 1946
--------------	-------------	------------	--------

Effective Year	: 1967	Remodel Year	: 1979
----------------	--------	--------------	--------

Stories	: 1 Story	Rooms	: 4
---------	-----------	-------	-----

Bedrooms	: 2	Full Baths	: 1
----------	-----	------------	-----

Half Baths	: 0	Fireplaces	: 0
------------	-----	------------	-----

Ext Walls	: Alum., Vinyl	Basement	: NO - CRAWL SPACE
-----------	----------------	----------	--------------------

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	221 SQ FT