



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: April 16, 2025
Re: ZBA25-07
2670 Vero Dr
11-14-251-021
Applicant: Barkman Landscaping – Ron Frick
Owner: Matthew Denotter

The subject parcel is zoned RPUD – Residential Planned Unit Development. The total parcel size is approximately 0.796 acres (34,674 sq ft).

The required setbacks for this parcel per the Master Deed and Bylaws are as follows:
Front yard (from property line not road edge): 60 ft
Ordinary High-water mark (rear yard per MD): 65 ft
Side yards: 15 ft each

This variance request is for a 48-foot variance from the required 65-foot ordinary high-water mark (rear yard) setback to 17-feet provided and a 5-foot variance from the required 15-foot side yard setback to 10-feet provided for the construction of a residential pool and patio. This request is for a variance from Section 7.02.C.5 of the Zoning Ordinance.

For the variance request, the applicant has provided a survey, a scaled site plan, and the HOA approval letter. Staff has supplied assessing records, the septic permit, a zoning map, aerial approximations of the property, page 28 of the recorded Master Deed and Bylaws of South Bay Shores, and Section 7.02. of the Zoning Ordinance.

Case #

25-07

Hearing Date

4/16/25

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT

NAME: Barkman Landscaping - Row
FRICKADDRESS: 401 W. RISING ST
DAVLSON MI 48423PHONE: 810-653-6588EMAIL: ron@barkmanlandscaping.com

OWNER

NAME: MATTHEW DENOTERADDRESS: 2670 VERO DRIVE
HIGHLAND Twp., MI 48356PHONE: 248-894-7024EMAIL: mdenotter@advancepwc.comPROPERTY ADDRESS: 2670 VERO DRIVE HIGHLAND Twp. MI 48356ZONING: RPUD PROPERTY TAX ID NO: H-11-14-251-021

ORDINANCE SECTIONS BEING APPEALED: _____

VARIANCES REQUESTED: A 48 FOOT VARIANCE FROM THE REQUIRED 65 FOOT
ORDINARY HIGH WATER MARK SETBACK TO 17 FEET and a 5ft
variance from required 15ft side yard setback to
10ft. REQUEST IS FOR CONSTRUCTION OF A POOL AND PATIO.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: THE LOT'S TOPOGRAPHY AND THE
EXISTING REAR SETBACK CREATES A HARDSHIP BY SEVERELY
LIMITING ANY PRACTICAL USE AND OR IMPROVEMENTS TO THE
PROPERTY. I HAVE INCLUDED A SEPARATE LETTER FOR
CLARITY.

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: _____

DATE: _____

SIGNATURE OF APPLICANT: _____

DATE: 3/7/25

Signature of applicant must be notarized.

Subscribed and sworn to before me this

7 day of March, 2025Jennifer Bosh Notary PublicMy Commission expires 06/16/2025

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

APPLICATION FEE: 275.00Receipt# 1062129Date Paid 3/7/25

Received by _____

Form revised 12/21/2015

S:\Planning Department New Folder\Zoning Board of Appeals\forms\ZBA Application form



401 W. Rising, St
Davison, MI 48423
810-653-6588

PERMIT INFORMATION AND AUTHORIZATION FORM

PROPERTY OWNER INFORMATION

Property Owner(s) : Mathew D DenOtter

Owners Permanent Address : 2670 Vero Drive

City / Twp. : Highland Twp. Zip Code: 48356

Owners Phone Number : 248-894-7024

Owners email Address : mdenotter@advancedpwc.com

PROJECT LOCATION INFORMATION

Project Address : 2670 Vero Drive

City / Twp. : Highland Twp., MI Zip Code: 48356

County : Oakland County Lake / Waterway : Duck Lake

Property I.D. Number : H-11-14-251-021

Subdivision : South Bay Shores T3N R7E S14

ADJACENT PROPERTY OWNERS NAME(S) AND ADDRESSES

Name : Candice Simon, 2650 Vero Dr. Highland Twp.

Name : Michael F. Kalil, 2690 Vero Dr. Highland Twp.

I, Mathew DenOtter authorize Barkman Landscaping, Inc to act in my behalf to process all necessary permits for construction of my rear lawn landscape project on my property between 01/01/2025 and 12/31/2025.

* Authorization :  Date : _____

Authorization : _____ Date : _____



Barkman
Landscaping
401 W. Rising St.
Davison, MI 48423
810-653-6588

Dear Members of the Zoning Board of Appeals,

I am writing to request a dimensional variance for the property located at 2670 Vero Drive. I am seeking permission to install landscaping and a swimming pool on this lot, which presents unique challenges due to its sloped terrain and the severe existing ordinary high water mark setback.

- **Description of the Project:**

I propose installing an in-ground swimming pool and brick paver patio in the backyard of this property. I have included detailed site and landscape plans with my application.

- **Reason for the Variance Request:**

The sloped nature of the lot along with the current 60' setback makes it impossible to comply with the current zoning regulations.

- **Hardship and Justification:**

The unique topography of the lot creates a practical difficulty in meeting the zoning requirements. Without the variance, it would not be possible to install the pool or any other practical improvements to the rear yard severely limiting the use of the yard. Granting this variance will allow the homeowner to make reasonable use of their property without negatively impacting neighbors or altering the essential character of the neighborhood.

- **Impact on the Neighborhood:**

I have taken steps to ensure that the installation of the pool will not negatively impact the surrounding properties. The topography of the lots negates any site line disturbance and the plan to remove a large cottonwood tree will increase the visibility of Duck Lake from residences to the south of the site property. The homeowner has consulted with his neighbors, and they have expressed their great support for this project.

- **Conclusion:**

I respectfully request that the Zoning Board of Appeals grant this variance to allow the installation of a swimming pool and patio. I believe that this project will enhance the value and enjoyment of the property contributing no negative impact to the neighboring properties.

Thank you for considering my request. I am available to provide any additional information or answer any questions you may have.

Sincerely,
Ronald J Fricke

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 PROPERTIES TOPOGRAPHY IN ADDITION TO
THE HIGH WATER MARK SET BACKS CREATE DIFFICULTY

- 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



South Bay Shores Master Deed and Bylaws pg 28 as recorded

LIST 15155 PG 599

Section 4. Nothing contained in the Condominium Documents shall be construed to give a Condominium Unit Owner, or any other party, priority over any rights of first mortgagees of Condominium Units pursuant to their mortgages in the case of a distribution to Condominium Unit Owners of insurance proceeds or condemnation awards for losses to or a taking of Condominium Units and/or Common Elements.

ARTICLE VI

ARCHITECTURAL AND BUILDING SPECIFICATIONS AND USE RESTRICTIONS

Section 1. All improvements made within any Unit, including the construction of a residence, deck and garage, and the use and occupancy thereof, shall comply fully with these Architectural and Building Specifications and Use Restrictions. As set forth more specifically in this Article, if the improvements to be built in the Unit are not to be constructed by Developer, then before construction of any improvements to a Unit, plans and specifications, including grading and site plans, showing the nature, size, shape, elevations, height, and location, and other items set forth in Section 20 of this Article VI, shall be submitted to and approved in writing by the Architectural Control Committee (as further described in Section 20 of this Article VI.) Plans and specifications for landscaping and irrigation and selections of exterior materials and color scheme, including actual samples, shall be submitted to and approved by the Architectural Control Committee prior to installation of such items. The Developer intends by these specifications and restrictions to create and perpetuate a beautiful, serene, private residential condominium community consistent with the highest standards. No Unit in the Condominium shall be used for other than single-family residence purposes as permitted by applicable local zoning ordinances. No business, trade, profession or commercial activity of any kind shall be conducted within any Unit in the Condominium.

Section 2. No residence shall be constructed or located on any Unit except within the building envelope delineated on the Condominium Subdivision Plan and approved by the Architectural Control Committee. No building shall be constructed or permitted to remain on any Unit other than one (1) single-family (detached) condominium residence with an attached private garage for not less than two (2) cars. No residence shall be more than two and one-half (2½) stories.

Section 3. Except as may be permitted by the appropriate officials of Highland Township and the Architectural Control Committee, all setback requirements shall be pursuant to the building code of the governing municipality. In addition, any dwelling or building shall meet the following setback requirements:

- (a) Sixty (60') feet from the front lot line except Units 28, 36, 41, 42, 49, 50, 51, 52 and 60 which shall be forty (40') feet from the front line;
- (b) Forty (40') feet from the rear lot except Units 2 through 29, inclusive, which shall be sixty-five (65') feet from the rear lot line;
- (c) Fifteen (15') feet from each side lot line.

All septic fields shall be set back at least 125 feet from the shore line of Duck Lake. In addition all buildings and dwellings shall be orientated on the Unit so as to face the road on which it

Sec. 7.02. Residential Open Space Planned Unit Developments (RPUD).

- A. *Intent.* The Residential Open Space Planned Unit Development (RPUD) option is intended to provide an alternative to traditional residential subdivision design in a manner that encourages the preservation of rural character, large areas of open space and greenways, protects valuable natural resources, enhances ecological functions, and requires excellence in site design. These regulations are not intended as a device for subverting the zoning regulations and standards of the Township, nor the planning concepts upon which the ordinance is based. Specifically, the RPUD option is intended to achieve the following purposes:
1. Permit flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
 2. Foster responsible stewardship of the natural environment resulting in the long term protection and preservation of natural resources and natural features.
 3. Encourage retention of the rural atmosphere including the preservation of historic and cultural resources.
 4. Incorporate design elements that unify the site through public amenities, landscaping, lighting, coordinated signage, and pedestrian walks and pathways.
 5. Encourage the use of naturalized landscape design and architectural design that is compatible with the rural surrounding.
- B. *Eligibility.*
1. RPUD designation of a parcel(s) is an amendment of the official zoning map, subject to the review procedures and standards outlined in Article 19, Changes and Amendments, as well as those of this section. To be eligible for RPUD approval, the applicant must demonstrate that the following criteria will be met:
 - a. The intent of Section 7.02.A, Intent.
 - b. One (1) or more of the following benefits will be provided:
 - i. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or
 - ii. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations.
 - c. The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads, and utilities.
 - d. The proposed development shall be consistent with the public health, safety, and welfare of the Township.
 - e. The proposed development shall minimize any negative environmental impact on the subject site or surrounding land.
 - f. The proposed development shall minimize any negative economic impact upon surrounding properties.
 - g. The proposed development shall be consistent with the Highland Township Master Plan.

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- h. All property within the RPUD shall be under the ownership or control of a single entity with responsibility and authority for completing the project in conformity with the approved plan. This provision shall not prohibit a transfer of property ownership or control provided that the Township is notified and that any successors shall be bound by conditions of approval.

C. *Design standards.*

1. *Permitted uses within an RPUD.* Any principal or accessory use allowed by right within the Residential districts as listed in Article 4, District Regulations, Section 4.05, Agricultural and Rural Residential District and Section 4.06, Residential Districts, may be permitted in an RPUD.
2. *Density.* An RPUD project shall not be developed more dense than one (1) dwelling unit per five (5) acres for parcels designated Agricultural and Rural Residential on the Master Plan or one dwelling unit per one and a half (1.5) acres for parcels designated Medium and Small Lot Residential or Open Space Residential in the Master Plan except as may be modified by bonus density granted by the Planning Commission under this Section. The Planning Commission will determine the maximum number of dwelling units for each RPUD based on a review of a sketch parallel plan submitted by the applicant during the preliminary site plan review as described in section 7.02.E.3, Procedures for Review and Approval.
3. *Density bonus for exemplary projects.* The Planning Commission and Township Board may allow a variable density credit pursuant to this section. In order to qualify for such increase in density, the applicant shall demonstrate to the satisfaction of the reviewing body that the proposed project exhibits design excellence and exceeds the minimum standards for RPUD eligibility. The bonus density may be awarded for incorporation of the following design elements or planning principles, up to a maximum of thirty (30) percent, in combination as follows:
 - a. Up to ten (10%) percent: For providing dedicated open space configured to preserve and to protect high quality natural features in a non-fragmented fashion and to provide connectivity both within and beyond the development boundaries. Open space shall not consist of long, narrow strips, unless used to conserve a linear natural feature. The density bonus shall be generally awarded on a scale ranging from three (3%) percent for developments dedicating thirty (30%) percent of the gross site area as open space, up to ten (10%) percent for sites dedicating seventy (70%) percent of the gross site area as open space. No bonus density shall be awarded under this provision for sites dedicating less than thirty (30%) percent open space, or for open space that does not satisfy the standards of Section 7.02.C.3, Density Bonus for Exemplary Projects. The reviewing body may adjust the scale (not to exceed ten (10%) percent) based on the percentage of units which have direct access to open space.
 - b. Up to five (5%) percent: For providing a landscaped perimeter screen in excess of one hundred (100) feet in depth.
 - c. Up to ten (10%) percent: For providing central water and sanitary sewer service.
 - d. Up to ten (10%) percent: For other design strategies which provide a clear benefit to the residents of the RPUD, the surrounding area and the Township as a whole. The percentage of bonus density shall be determined at the discretion of the Planning Commission based on the expected benefit to the community and the preservation of any unique or significant features of the proposed site.

When the end density calculation results in a whole number of units plus a fractional portion of a unit, the fractional portion shall be rounded up to an additional whole number for decimal equivalents equal to 0.50 or larger, and down to zero for decimal equivalents less than 0.50.

4. *Dimensional requirements.* Once the density has been established, the allowable number of dwelling units may be clustered with lot areas and widths reduced below the minimum requirement of the pre-

RPUD zoning district, provided that the open space within the development equals or exceeds the total area of lot area reduction.

5. *Setbacks within the RPUD project.* The setback requirements of the pre-RPUD zoning district shall be used as guidelines for the RPUD. To encourage flexibility and creativity consistent with the intent of the RPUD regulations, the Township may permit specific departures from the requirements of the Zoning Ordinance. A table shall be provided on the site plan that lists all deviations and regulatory modifications. Deviations shall only be approved through a finding by the Planning Commission that the deviation will result in a higher quality of development that would not be possible using conventional zoning standards. Only those deviations consistent with the intent of this Article shall be considered.

6. *Open space.*

- a. When completed, the development shall have at least twenty percent (20%) of the gross site area in the development devoted to open space, which shall remain in its natural state and/or be restricted for use for active and/or passive outdoor recreational purposes harmonious with peaceful, single-family residential uses in and surrounding the development per the requirements of Section 7.04, Open Space Preservation Provisions.
 - b. Open space shall be provided along the exterior public roads with a depth of at least one hundred (100) feet, either landscaped or preserved in a natural wooded condition.
 - c. There shall be a perimeter setback and buffering, of up to one hundred (100) feet, taking into consideration the use or uses in and adjacent to the development. The setback distance shall be recommended by the Planning Commission, and need not be uniform at all points on the perimeter of the development.
 - d. The Planning Commission may recommend a reduction of the perimeter setback and buffering in cases where the density of the proposed use is compatible with adjacent uses and/or natural features such as woodlands and topographical features provide adequate buffering to protect adjacent uses.
 - e. If natural features, such as woodlands and topographical features, do not provide adequate buffering from adjacent property, the perimeter setback shall include noise reduction and visual screening mechanisms such as landscaping, berms and/or decorative walls.
 - f. The amount of open space, including the area and percentage of the site, shall be specified on the site plan.
 - g. In addition to preservation of the most important natural features, additional open space shall be located and designed to achieve the following: provide areas for active recreation; provide areas for informal recreation and pathways convenient to the majority of the residents within the development; connect into adjacent open space, parks, bike paths or pedestrian paths; provide natural greenbelts along roadways to preserve the rural character as viewed from the roads; and to preserve a buffer from adjacent land uses where appropriate.
- D. *Procedure for review and approval.* Prior to construction of an RPUD project, the applicant shall obtain the required reviews and approvals as described below:
1. *Pre-application meeting.* Prior to the submission of an application for planned unit development approval, the applicant is required to meet with the Zoning Administrator to review required information and procedures as required in Section 5.03B, Pre-Application Meeting.
 2. *Application submittal.* The applicant shall apply for sketch plan review following the procedures and standards outlined in Section 5.03, Site Plan and Sketch Plan Review Procedures and Requirements. The following supplemental application materials are also required:

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- a. A parallel sketch plan that meets the requirements set forth in Article 5, Site Plan Review, Procedures and Standards. A parallel plan shall represent a design of the parcel showing the number of lots that could be developed on the site in accordance with the underlying zoning district.
 - b. A Natural Features Inventory and Stewardship Plan as required in Section 15.02, Natural Features and Inventory and Stewardship Plans.
 - c. An area analysis which shows the location of the project in relation to existing and proposed uses in the surrounding area.
 - d. A project narrative report shall also be submitted by the applicant providing a description of the project and proposed uses, the market concept and feasibility of the project, the manner in which the criteria set forth in Sections 7.02.B, Eligibility, have been met, and the known deviations from current Ordinance requirements and standards.
3. *Sketch plan review procedure.*
 - a. *Staff/consultant review.* The Zoning Administrator shall submit the application, sketch plan and supporting materials to the appropriate staff, consultants, committees or agencies for review and comment.
 - b. *Planning Commission action.* The parallel sketch plan and all supporting information shall be scheduled for a public hearing and review before the Planning Commission. Notice for the public hearing shall meet the requirements for a zoning amendment, as set forth in Section 3.10, Public Hearing Notice. The Planning Commission shall review the sketch plan and all supporting information and make a recommendation to the Township Board. The Planning Commission shall determine the appropriate number of units, and consider whether the project maintains compatibility with surrounding uses, meets the intent of Section 7.02.A, Intent, and satisfies the eligibility criteria of section 7.02.B, Eligibility.
 - c. *Township Board action.* Upon receiving the recommendation of the Planning Commission, the Township Board shall review the sketch plan and all supporting information and take one of the following actions:
 - i. *Approval.* Upon finding that the sketch plan meets the criteria set forth in Section 7.02.B, Eligibility, the Township Board shall grant preliminary approval. Upon approval, the applicant may proceed to preparation of the site plan, but shall not bind the Township Board to approval of the site plan.
 - ii. *Tabling.* Upon finding that the sketch plan does not meet the criteria set forth in Sections 7.02.B, Eligibility, but could meet such criteria if revised, the Township Board may table action until a revised sketch plan is resubmitted. The Township Board may refer a tabled sketch plan back to the Planning Commission for additional review.
 - iii. *Denial.* Upon finding that the sketch plan does not meet the criteria set forth in Sections 7.02.A, Intent and 7.02.B, Eligibility, the Township Board shall deny preliminary approval.
 4. *Site plan review.* Within six (6) months following receipt of Township Board approval of the sketch plan, the applicant shall submit a site plan and supporting materials conforming to this Section. If a site plan is not submitted by the applicant for final approval within six (6) months following the date of the Township Board sketch plan approval, the sketch plan approval becomes null and void. An extension of the sketch plan approval beyond the specified period may be granted by the Township Board if such request is made to the Township prior to the six (6) month expiration period.
 - a. *Information required.* A site plan and application for approval of a RPUD shall contain the following information:

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- i. A site plan meeting all requirements of Article 5, Site Plan Review Procedures and Standards, Site Plan and Table 5.2, Sketch Plan Submittal Requirements.
 - ii. A separately delineated specification of all deviations from this ordinance which would otherwise be applicable to the development proposed in the absence of this planned unit development article.
 - iii. A specific schedule of the intended development including phasing or timing.
 - iv. A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features.
 - v. A specification of the exterior building materials for the structures proposed in the project.
 - vi. A draft of the proposed master Deed and Bylaws, if applicable.
 - vii. Signatures of all parties having an interest in the property.
 - b. *Staff/consultant review.* The Township shall submit the site plan, and supportive materials to appropriate staff, consultants, committees or agencies for review and comment.
 - c. *Planning Commission review.* The site plan shall constitute an application to amend this Ordinance, and shall be noticed for public hearing as a zoning amendment before the Planning Commission. The Planning Commission shall, to the extent it deems appropriate, submit detailed recommendations relative to the RPUD project including, without limitation, recommendations with respect to matters on which the Township Board must exercise discretion.
 - d. *Township Board review.* After receipt of the Planning Commission's recommendation, the application shall be noticed for public hearing as a zoning amendment before the Township Board. The Township Board shall review and deliberate upon the requested RPUD rezoning and terms of the proposed development agreement. The Township Board may approve, deny or approve with a list of conditions made part of the approval. The Township Board may require a resubmittal of the application reflecting the conditions for approval by the Planning Commission, Planning Director or Township consultants if appropriate.
- E. *Effect of approval.* When approved, the RPUD amendment, with all conditions imposed, if any, shall constitute the land use authorization for the property, and all improvements and uses shall be in conformity with such amendment. Notice of adoption of the final RPUD plan and development agreement shall be recorded at the Oakland County Register of Deeds. The official zoning map of Highland Township shall be revised to reflect the approval.
- F. *Resolution of ambiguities and ordinance deviations.* The Township Board, based upon the recommendation of the Planning Commission, shall resolve all ambiguities as to applicable regulations using the Zoning Ordinance, the Highland Township Master Plan, and other Township standards or policies as a guide.

Notwithstanding the immediately preceding standards, deviations with respect to such regulation may be granted as part of the overall approval of the RPUD, provided there are features or elements demonstrated by the applicant and deemed adequate by the Township Board upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this Article.

G. *Conditions.*

- 1. Reasonable conditions may be required with the approval of an RPUD, to the extent authorized by law, for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural features, ensuring compatibility

-
- with adjacent uses of land, and promoting the use of land in a socially and economically desirable manner.
2. Conditions imposed shall be designed to protect natural resources and the public health, safety, and welfare of individuals in the project and those immediately adjacent, and the community as a whole; reasonably related to the purposes affected by the planned unit development; and, necessary to meet the intent and purpose of this Ordinance, and be related to the objective of ensuring compliance with the standards of this Ordinance. All conditions imposed shall be made a part of the record of the approved planned unit development.
- H. *Phasing and commencement of construction.*
1. *Phasing.* Where a project is proposed for construction in phases, the planning and design shall be such that, upon completion, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area.
 2. *Construction progress.* Substantial construction shall be completed within two (2) years following final approval of a residential open space planned unit development per Section 3.10, Expiration of Land Use Approvals, and shall proceed towards completion in accordance with an approved development agreement per Section 3.12, Development Agreements.
- I. *Amendment and revision.* A developer may request a change in an approved sketch plan, or an approved site plan. A change in an approved sketch plan or change in an approved site plan which results in a major change, as defined in this section, shall require an amendment to the sketch plan and site plan. All amendments shall follow the procedures and conditions herein required for original submittal and review. A change which results in a minor change as defined in this section shall require a revision to the approved site plan and approval by the Township Board following review by the Planning Commission.
1. The following changes shall be considered major:
 - a. Change in the concept of the development.
 - b. Change in use or character of the development.
 - c. Change in the type of dwelling unit.
 - d. Change in the number of dwelling units (density).
 - e. Reserved.
 - f. Change in lot coverage or floor area ratio of the entire PUD.
 - g. Change in the character or function of any street.
 - h. Change in land area set aside for common space or the relocation of such areas.
 - i. Change in building height.
 2. The following changes shall be considered minor:
 - a. Change in residential floor space.
 - b. Minor variations in layout which do not constitute major changes.
 3. The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this Section. The burden shall be on the applicant to show good cause as to any requested change.

AXFORD ACRES NO. 15 (L 129, P. 29, O.C.R.)

AXFORD ACRES NO. 15 (L 127, P. 34, O.C.R.)



SCALE 1" = 100'



WARDLOW RD. 33' WD. 1/2 WIDTH

REVISIONS

ITEM DATE BY

1. 02/29 DLE

2. 04/29 CME

3. 05/29 CME

4. 06/29 CME

5. 07/29 CME

6. 08/29 CME

7. 09/29 CME

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263. 01/29 CME

264. 02/29 CME

265. 03/29 CME

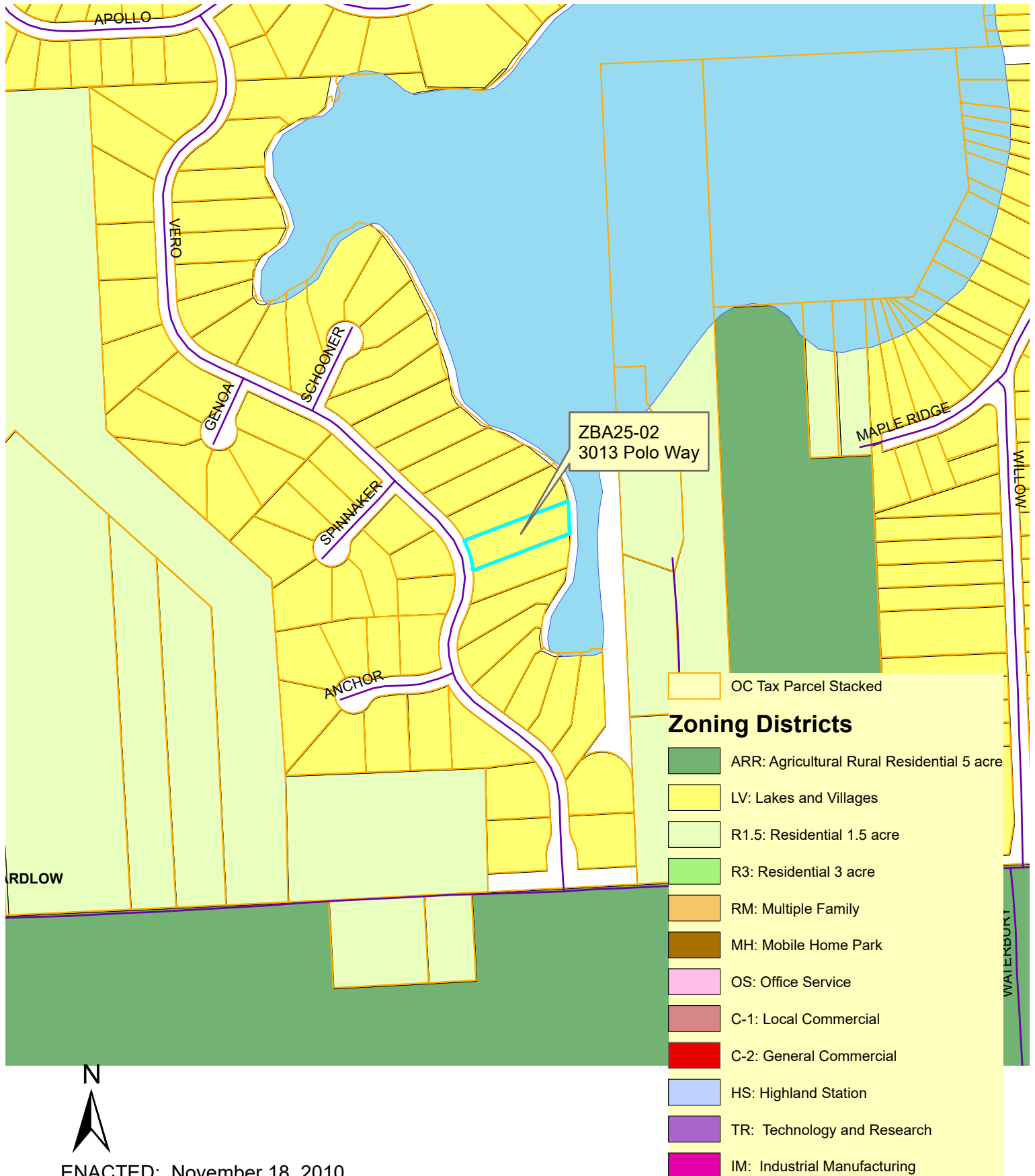
266. 04/29 CME

267. 05/29 CME

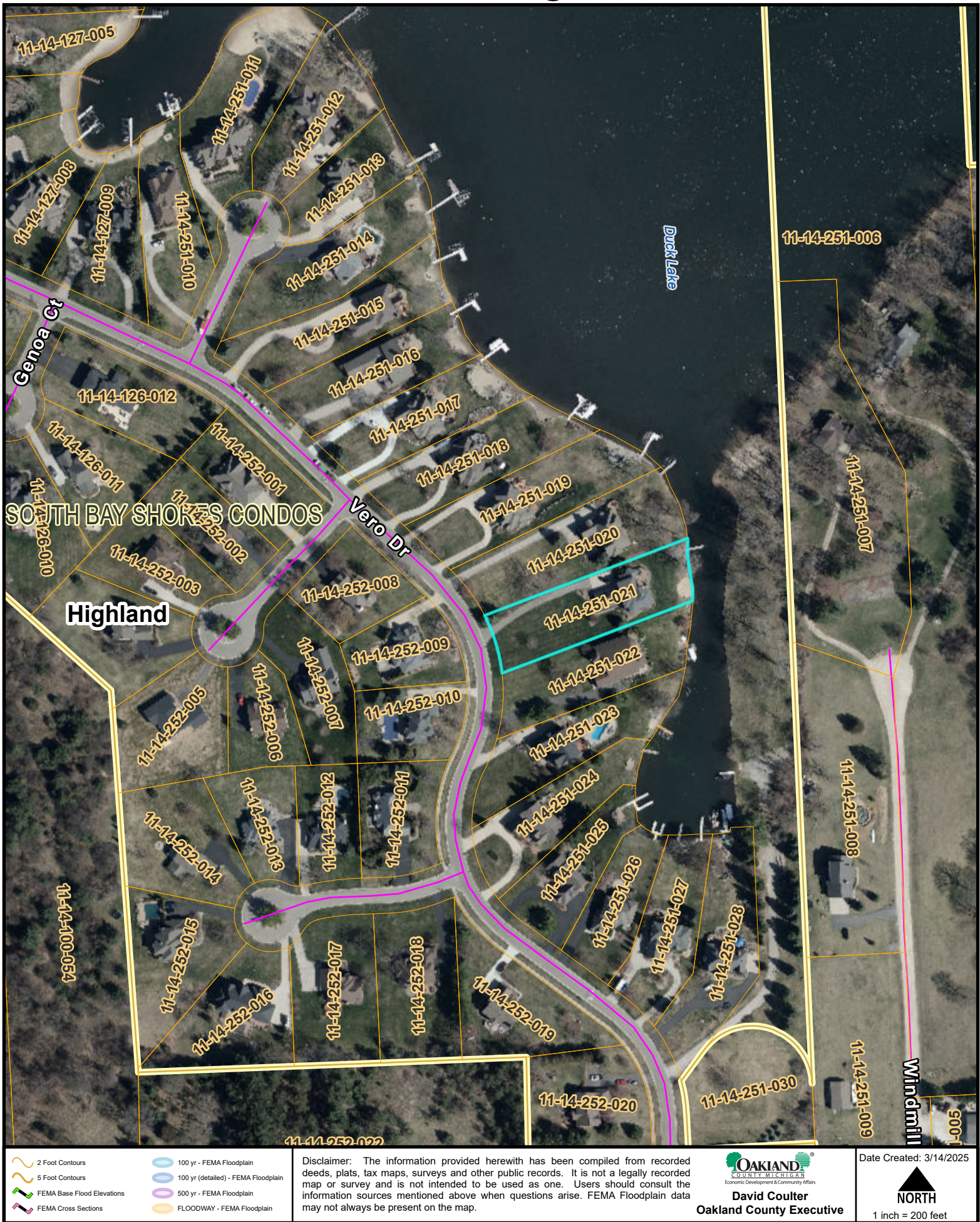
268. 06

CHARTER TOWNSHIP OF HIGHLAND

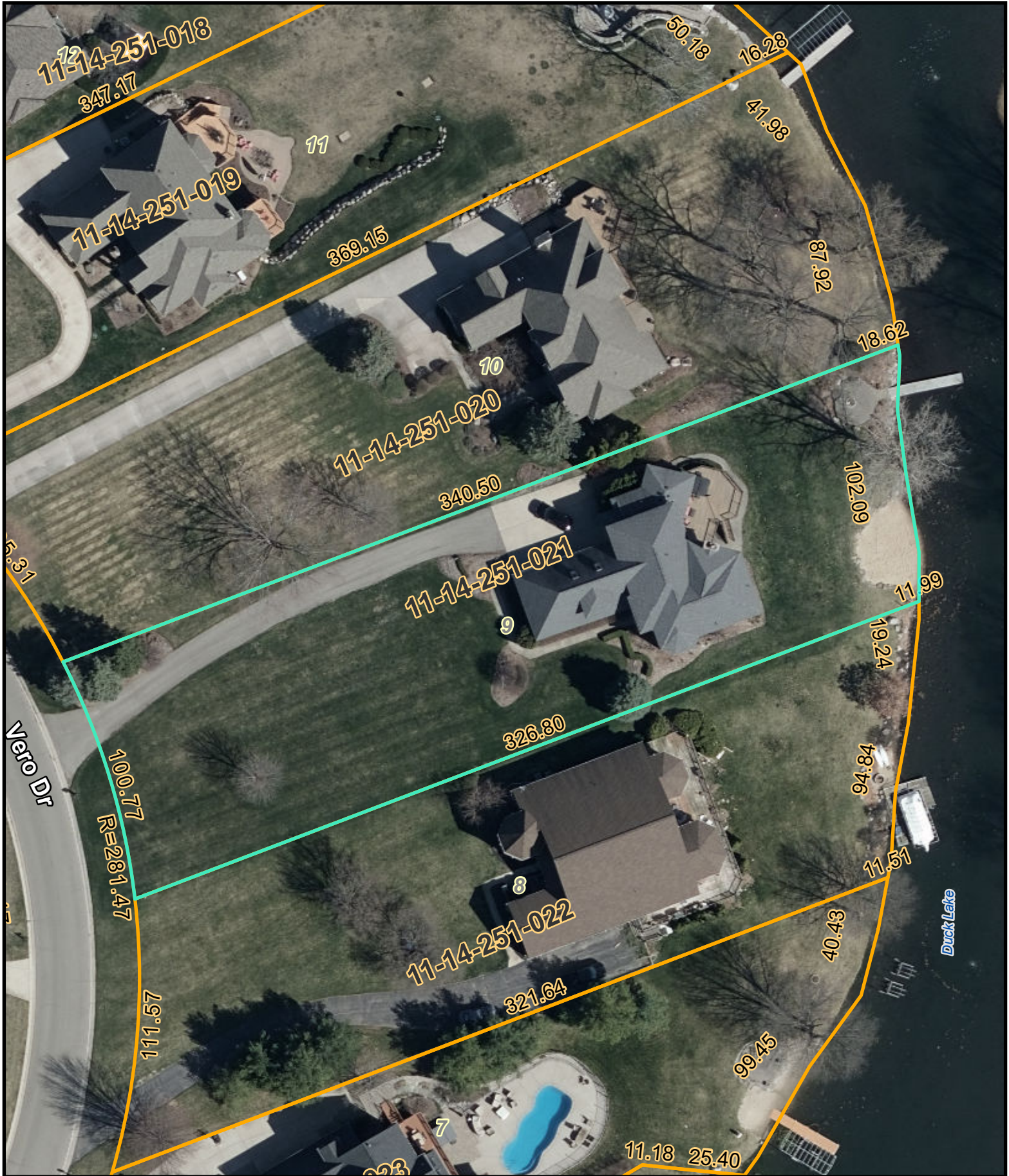
ZONING MAP



2670 Vero Dr neighborhood



2670 Vero 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

PREPARED FOR:
RON FRICKE
BARKMAN LANDSCAPING
401 W. RISING ST.
DAVISON, MI 48423

SKETCH OF SURVEY
PART OF "SOUTH BAY SHORES CONDOMINIUM"
OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 894
HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION:
Lot 9 of "SOUTH BAY SHORES CONDOMINIUM"
Oakland County Condominium Subdivision plan
No. 894

"SOUTH BAY
SHORES CONDOMINIUM"
OAKLAND COUNTY CONDOMINIUM
SUBDIVISION PLAN NO. 894

TAX ID NO.
11-14-251-020

TAX ID NO.
11-14-251-021
0.76 AC.

SET IRON ON LINE 9.13'
EAST OF PROPERTY
CORNER TO AVOID
BOULDER

FLOODPLAIN SHOWN PER
SURVEY OAKLAND WEBSITE.
NOT FIELD LOCATED.

EDGE OF WATER
DUCK LAKE

FLOOD PLAIN

S06°09'09"E 102.09' (R&M)

N72°13'22"E 340.50' (R&M)

CONCRETE
DRIVE

DRIVE

ASPHALT

2-STORY
BRICK HOUSE
#2670 VERO DR.

CONCRETE
WALK

1,500 GALLON
SEPTIC TANK

SEPTIC FIELD

S72°13'22"W 326.80' (R&M)

SEPTIC FIELD AND TANK (BY OTHERS)
SHOWN PER OAKLAND COUNTY HEALTH
DEPARTMENT PERMIT APPLICATION.
NOT FIELD LOCATED.

TAX ID NO.
11-14-251-022



L=100.77' (R&M)
R=281.47'
CRD=100.23'
CRD_BRG=N13°50'32"W

VERO DRIVE
(60' WIDE)

10' WIDE PUBLIC
UTILITY EASEMENT

111.70" (M)
111.57' (R)
FND IRON
W/FLAGGING

LEGEND

- - IRON SET
- - IRON FOUND
- △ - SET LINE STAKE
- (M) - MEASURED
- (R) - RECORDED
- ⊙ - MONUMENT FOUND
- ⊕ - SECTION CORNER

NOTES:
1. BASIS OF BEARING IS THE NORTH LINE OF LOT 9
OF "SOUTH BAY SHORES CONDOMINIUM" OAKLAND
COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 894.
2. NO TITLE WORK HAS BEEN SUPPLIED BY THE
CLIENT FOR PURPOSES OF THIS SURVEY. THEREFORE
NO GUARANTEE IS MADE THAT ANY OR ALL
EASEMENTS BOTH RECORDED AND UNRECORDED ARE
SHOWN ON THIS SURVEY.



0 20 40
SCALE: 1" = 40'

REVISED: 03-10-25

940 S. GRAND TRAVERSE ST FLINT, MI 48502 meridian LAND SURVEYING TEL: 810-339-6605 info@meridianls.com	
DATE: 01-06-25	FLD/OFC: DS/MA
JOB No. 2024209	SHEET: 1 of 1

EXISTING SEPTIC LEACH FIELD
LOCATION PROVIDED BY OAKLAND
COUNTY HEALTH DEPT.

EXISTING SEPTIC TANK
LOCATION PROVIDED BY OAKLAND
COUNTY HEALTH DEPT.

2650 VERO DRIVE

ASPHALT
DRIVEWAY

CONCRETE
DRIVEWAY

EXISTING GAS METER

RESIDENCE

2690 VERO DRIVE

EXISTING ELECTRIC METER

EXISTING GENERATOR

EXISTING ORNAMENTAL TREE REMAINS

POOL UTILITIES

HIGH FORMAT GRAND LEDGE WALL STONE
+ TOP OF WALL ELE. = 10305'

HIGH FORMAT SUPERIOR STEPPERS
5 SERENDIPITY ALLIUM
CATCH BASIN 24" WITH STEEL LID ELE.=10261
2-4" NATURAL COBBLESTONE
3 DESERT PLAINS FOUNTAIN GRASS

UNLOCK BEACON HILL SMOOTH BRICK PAVES
TRIPLE GROUND HARDWOOD BARK MULCH (typ.)

15 AVALANCHE REED GRASS

NATURAL EARTH BED EDGE (typ.)

HIGH FORMAT GRAND LEDGE WALL STONE

30 GREEN VELVET BOXWOOD
6 MORNING LIGHT MAIDEN GRASS

FILL DEPRESSED AREA TO LEVEL
WITH SURROUNDING GRADE

REMOVE EXISTING BEACH & CREATE LAWN

PROPOSED STONE SEA WALL
- PENDING EGLE APPROVAL

ORDINARY HWM 10170

REMOVE EXISTING POPLAR TREE

DUCK LAKE - ELEVATION 1017.0

EXISTING DECK

REPLACE PAVERS ON WALK
WITH NEW - NO STEPS

EXISTING LANDSCAPE

EXISTING LANDSCAPE

EXISTING RETAINING WALL
UNDER DECK REMAINS

CONTINUE NEW PAVERS UNDER
DECK TO REPLACE EXISTING
CUSTOM HI FORMAT KODAH STONE
KITCHEN AND BAR

5 LIMELIGHT PRIME HYDRANGEA
3 DENIM N LACE SAGE

EXISTING LANDSCAPE

HIGH FORMAT GRAND LEDGE SEAT WALL
24" +/- ABOVE PAVERS SURFACE

HIGH FORMAT KODAH STONE GAS FIRE PIT
9" +/- ABOVE PAVES SURFACE

9 HEAVY METAL SWITCH GRASS

NATURAL EARTH BED EDGE (typ.)
TIE INTO EXISTING LANDSCAPE

HIGH FORMAT DIMENSIONAL STONE STEP

3 LITTLE HENRY SWEETSPIRE

TRIPLE GROUND HARDWOOD BARK MULCH (typ.)

HIGH FORMAT SUPERIOR STEPPERS

2 ANGELINA SEDUM

6 DESERT PLAINS FOUNTAIN GRASS

RECUIT EXISTING NATURAL EARTH BED EDGE
TRIPLE GROUND HARDWOOD BARK MULCH (typ.)

REPLACE SELECT PLANTS IN EXISTING LANDSCAPE

5 DESERT PLAINS FOUNTAIN GRASS

5 LITTLE HENRY SWEETSPIRE

REPLACE EXISTING PAVERS WITH
UNLOCK BEACON HILL SMOOTH BRICK PAVERS

HIGH FORMAT DIMENSIONAL STONE STEP

REPLACE EXISTING BOULDERS WITH NEW
HIGH FORMAT KODAH STONE SEAT WALL

EXISTING BOULDER REMAINS

FEMA FLOODPLAIN EFF 09/29/2006

HIGH FORMAT GRAND LEDGE SEA WALL

ORDINARY HWM 1017

DUCK LAKE - ELEVATION 1017.0

PLANT LIST

Qty	Common Name	Size/Condition
Trees		
5	LIMELIGHT PRIME HYDRANGEA	#4
Shrubs		
30	GREEN VELVET BOXWOOD	15-18"
8	LITTLE HENRY SWEETSPIRE	#4
Ornamental Grasses		
15	AVALANCHE REED GRASS	#2
6	MORNING LIGHT MAIDEN GRASS	#2
9	HEAVY METAL SWITCH GRASS	#2
14	DESERT PLAINS FOUNTAIN GRASS	#2
Perennials		
5	SERENDIPITY ALLIUM	#2
3	DENIM N LACE SAGE	#2
2	ANGELINA SEDUM	#2

ELEVATION LEGEND

- EXISTING ELEVATION

+++++++ - PROPOSED NEW ELEVATION

- UNLESS NOTED ELEVATIONS PROPOSED TO
REMAIN AS EXISTING

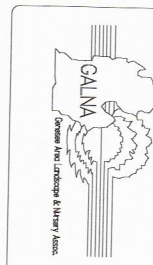


PROJECT
LANDSCAPE PLAN
MATT AND LISA DENOTTER RESIDENCE
2670 VERO DR.
HIGHLAND TWP., MI 48356

Date
10-30-24
Plan #
103024-1
Drawn By
R-JF
Scale
1/8"=1'-0"

Revisions
11-01-24 - R-JF
01-08-25 - R-JF

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November 6, 2024

Matt & Lisa Denotter
2670 Vero Drive
Highland, MI 48356

RE: Landscape Plans

Matt -

The South Bay Shores Homeowners Association reviewed the proposed landscape plans for your residence that were updated on 11.1.2024. We believe the landscape will look amazing once complete. If the plans meet the township provisions for how far the permanent structures need to be from the lot line and the lake, then we approve the plans that were provided.

Let me know if you need anything else from us.

Regards –

Susan Schroeder
President – South Bay Shores Home Owners Association
Cell: 248-563-2522

Cc: Treasurer – Dave Declerck
Secretary – Sean O'Rourke

LOT# 9

OAKLAND COUNTY HEALTH DIVISION

1200 N. Telegraph Rd., Pontiac 48341

(248) 858-1312

Subdivision South Bay Shores

27725 Greenfield Rd., Southfield 48076

(248) 424-7191

1010 E. West Maple Road, Walled Lake 4390

(248) 926-3305

Sidwell# 11-14-251-021

APPLICATION

☐ PART A: NOTIFICATION OF WATER SUPPLY INFORMATION☐ PART B: PERMIT TO INSTALL OR REPAIR A SEWAGE DISPOSAL SYSTEM(Township, Village, City) Highland No. 2670 Street Vero Dr

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

Non-Residential Building Type _____ No. of Persons _____

Owner John Cooper Address 320 Union St City Highland Zip 48381Applicant John Cooper Address _____ City _____ Zip _____Signed: John Cooper Date _____ Telephone No. 810-560-3266

PART A

WELL INFORMATION

Will the property be serviced by a water well on-site? ☐ YES ☐ NO Casing Size _____ inchesWell Use: ☐ New ☐ Replacement ☐ Residential ☐ Public

SPECIAL CONDITIONS/DEVIATIONS: _____

PART B

SOIL INFORMATION

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.

(To be completed by Health Division)

Hole #1	Hole #2	Hole #3	Hole #4
In. Topsoil _____	In. Topsoil _____	In. Topsoil _____	In. Topsoil _____
Ft. _____	Ft. _____	Ft. _____	Ft. _____
Ft. _____	Ft. _____	Ft. _____	Ft. _____
Ft. _____	Ft. _____	Ft. _____	Ft. _____
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 _____ Date _____

ON-SITE SEWAGE DISPOSAL SYSTEM PERMIT

Two compartment tank recommended

Size of Septic Tank 1000 Gals; Lineal feet Drain Tile 305; 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: _____ 2. Cut all trenches _____ Ft. to _____
Cut drainage bed 50%/100% _____ Ft. to _____
3. CALL FOR A CUTDOWN INSPECTION PRIOR TO BACKFILLING ☒ YES
Date of Mid-Inspection _____ by _____
4. Backfill with Clean, Coarse Sand to Grade of Tile Field _____
5. Special Conditions/Comments: _____

If Denied, Indicate Reasons: _____

PERMIT: Approved ☒ Denied ☐ Hold ☐ Environmentalist Bonyet Date 10-08-98

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

A:\EHS-3\EHS-14-2.FRM (3/97)

POST
ON
JOB

DATE OF ISSUE

10-08-98

PERMIT NO

3694



Sandusky, Michigan 48471
Phone 810-648-3000 • Fax 810-648-3549

Grand Rapids, Michigan 49508
Phone 616-940-2660 • Fax 616-940-0160

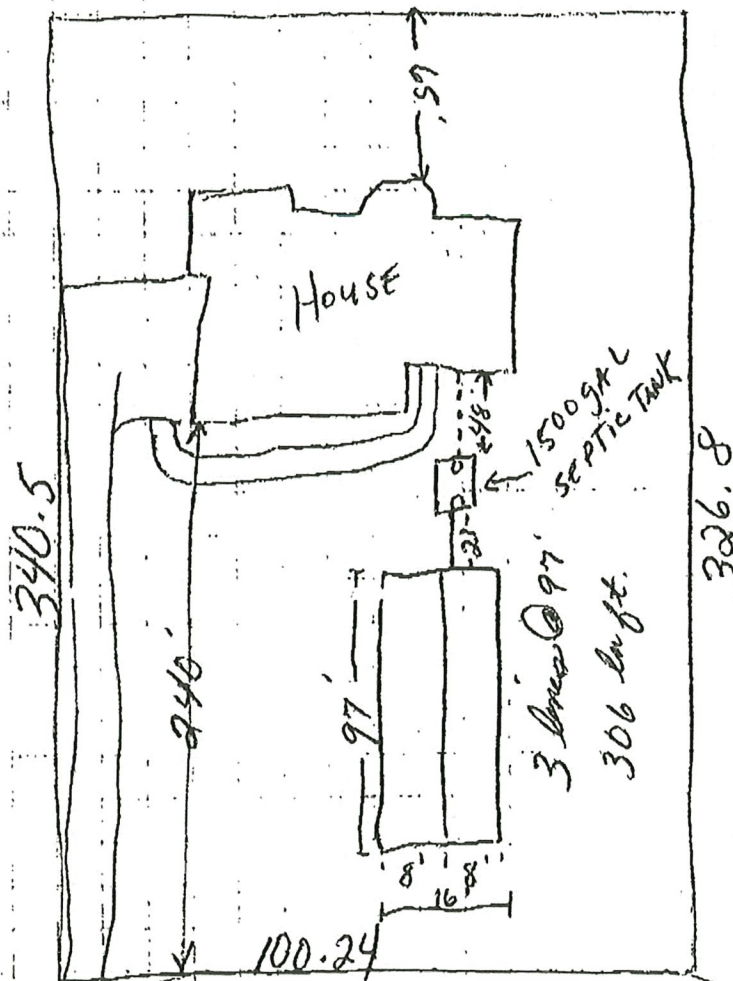
ATT. DICK VINCENT

RE: Lot # 9 South Bay Shores
2670 Vero Drive

Permit # 0003694

Permit 3694

P. 81



Howell Sandusky, Michigan

2670 Vero Dr.
S. Bay Shores,
Lot 9

VERO DRIVE

From: sk8jank@aol.com
Date: April 14, 2025 at 5:20:07 PM EDT
To: Matthew DenOtter <mdenotter@advancedpwc.com>
Subject: Variance

Matt and Lisa,

This email is to let Highland Township know that we are okay with the variance for the pool and landscape work you wish to do in your yard.

Your neighbors,
Jan and Mike Kalil
2690 Vero Drive

[Sent from the all new AOL app for iOS](#)

From: Candace Simon <cassiu@att.net>
Date: April 14, 2025 at 10:11:23 PM EDT
To: Matthew DenOtter <mdenotter@advancedpwc.com>
Subject: for the township

I am Candace A. Simon, living at 2650 Vero Dr, directly next to Matt and Lisa Denotter. I have no objections to their wishes to install a pool in their backyard and I am supportive of the project including the variances. Any questions, please call me at 248-420-2251

2670 VERO DR HIGHLAND MI 48356-2254



4 beds / 4 full baths / 1 half baths / 3670 sq ft

Residential Property Profile

11-14-251-021

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) : MATTHEW D DENOTTER & LISA K DENOTTER

Postal Address : 2670 VERO DR HIGHLAND MI 48356-2254

Location Information

Site Address : 2670 VERO DR HIGHLAND MI 48356-2254

PIN : 11-14-251-021 Neighborhood Code : KSL

Municipality : Charter Township of Highland

School District : 63220 HURON VALLEY SCHOOLS

Class Code : 407 Residential Condominiums

Property Description

T3N, R7E, SEC 14 OAKLAND COUNTY CONDOMINIUM PLAN NO 894 SOUTH BAY SHORES CONDOMINIUM
UNIT 9 L 15155 P 572 1-20-95 FR 100-055

Split/Combination Information

Added Status : Added Parcel

Added Date : 06/14/1995 Added From : FR 100-055

Most Recent Sale Since 1994

Date : 07/10/2021

Amount : \$1 Liber : 56566:637

Grantor : NITTI, LISA K

DENOTTER, MATTHEW D Grantee : DENOTTER, MATTHEW D

DENOTTER, LISA K DENOTTER, LISA K

Next Most Recent Sale

Date : 01/27/2015

Amount : \$785,000 Liber : 47837:001

Grantor : CHIESA, TAMARA L

CHIESA, ROBERT G Grantee : NITTI, LISA K
DENOTTER, MATTHEW D

4 beds / 4 full baths / 1 half baths / 3670 sq ft

Residential Property Profile

11-14-251-021

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	: \$486,003	State Equalized Value	: \$619,320
---------------	-------------	-----------------------	-------------

Current Assessed Value	: \$619,320	Capped Value	: \$486,003
------------------------	-------------	--------------	-------------

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

Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
--	--------	--	--------

2023 Taxes**2024 Taxes**

Summer	: \$10,107.59	Summer	: \$10,596.21
--------	---------------	--------	---------------

Winter	: \$5,106.11	Winter	: \$5,475.97
--------	--------------	--------	--------------

Village	:	Village	:
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Lot Information

Description	: WATERFRONT	Area	: 0.796 ACRES
-------------	--------------	------	---------------

Primary Structure

Structure	: Contemporary	Living Area	: 3670 SQ FT
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Ground Floor	: 2421 SQ FT	Year Built	: 1999
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Effective Year	: 2004	Remodel Year	: 0
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Stories	: 1 Story	Rooms	: 15
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Bedrooms	: 4	Full Baths	: 4
----------	-----	------------	-----

Half Baths	: 1	Fireplaces	: 1
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Ext Walls	: Brick	Basement	: YES - FULL
-----------	---------	----------	--------------

Garage	: ATTACHED - 4 car (984 SQ FT)	Heat	: Forced Heat & Cool
--------	--------------------------------	------	----------------------

Fuel Type	: Gas	Central Air	: Yes
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Basement Information

Finish	: LIVING AREA FINISH	Area	: 1700 SQ FT
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Porch Information

Type	Area
CCP (1 Story)	45 SQ FT
Treated Wood	516 SQ FT