



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: April 16, 2025
Re: ZBA25-08
3224 S Duck Lake Rd
11-36-300-009
Applicant: Douglas Walter, Jr.
Owner: Douglas Walter, Jr.

The subject parcel is zoned ARR – Agricultural & Rural Residential District (5-acre min). The total parcel size is approximately 1.72 acres (74,923 sq ft).

The required setbacks for this district are as follows:

Front yard (from road right-of-way): 75 ft
Rear yard for primary structure: 100 ft
Rear yard for detached accessory structures: 50 ft
Side yards: 40 ft each

This variance request is for a 22-foot variance from the required 40-foot side yard setback to 18-feet provided for the construction of a house with attached garage. This request is for a variance from Section 4.15. of the Zoning Ordinance.

There have been two variances approved on this parcel in the past. Case 14-26 approved front and side yard variances for the southern detached accessory structure and case 17-36 approved a side yard variance for the northern detached accessory structure.

For the variance request, the applicant has provided a scaled site plan, a photo, and construction drawings. Staff has supplied the approved minutes for ZBA cases 14-26 and 17-36, assessing records, a zoning map, aerial approximations of the property, and Section 4.15. of the Zoning Ordinance.

Case #

25-08

Hearing Date

4/16/25

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT

NAME: Douglas Walter Jr.

ADDRESS: 3224 S. Duck Lk Rd.
Highland, MI 48356

PHONE: 517-507-2040

EMAIL: doug@hi-techhvac.com

OWNER

NAME: Douglas Walter Jr.

ADDRESS: 3224 S. Duck Lk Rd
Highland, MI 48356

PHONE: 517-507-2040

EMAIL: doug@hi-techhvac.com

PROPERTY ADDRESS: 3224 South Duck Lk Rd.

ZONING: ARR

PROPERTY TAX ID NO: 11-36-300-009

ORDINANCE SECTIONS BEING APPEALED: 4.15

VARIANCES REQUESTED: South property line - 22 feet variance
to back, left corner of garage. From 40ft required
to 18 feet provided.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: Due to topography of
land, high voltage power line location, and
retaining wall, leaves a very small footprint to
build our new home. Location of new build is in
same spot as current home, just larger in width.

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: 3-11-25

SIGNATURE OF APPLICANT:

DATE: 3-11-25

Signature of applicant must be notarized.

Subscribed and sworn to before me this

11 day of March, 2025

Jennifer Bosh, Notary Public

My 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: \$275.00

Receipt# 1062147

Date Paid 3/11/25

Received by

Form revised 12/21/2015

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

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
WORKSHEET

The worksheet is designed to help you understand the appeal process and to help you submit a complete application for review by the Zoning Board of Appeals. If you have any questions after reading this worksheet you may contact the Planning and Zoning Department for assistance.

HAVE YOU MET ALL OF THE FOLLOWING CRITERIA?

- 1) Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics? If so, please describe here.

Yes - between the retaining wall and high voltage power lines location, as well as land topography, we have very little leeway.

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

No. In fact, we tried to use the topography to our advantage.

- 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?

Not at all.

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

Yes.

Signature



Sec. 4.15. Schedule of Regulations.

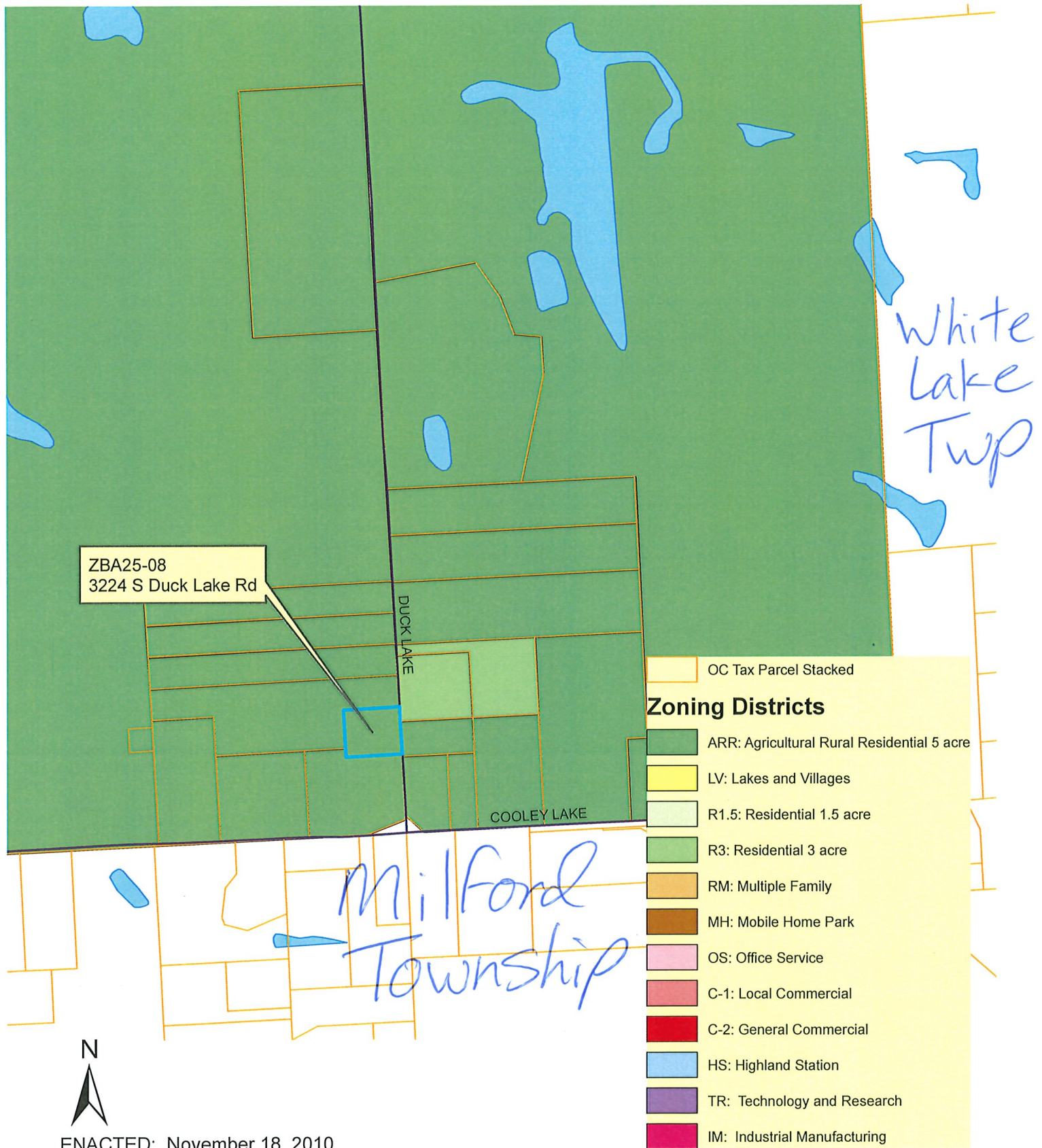
TABLE 4.1. SCHEDULE OF REGULATIONS

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

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

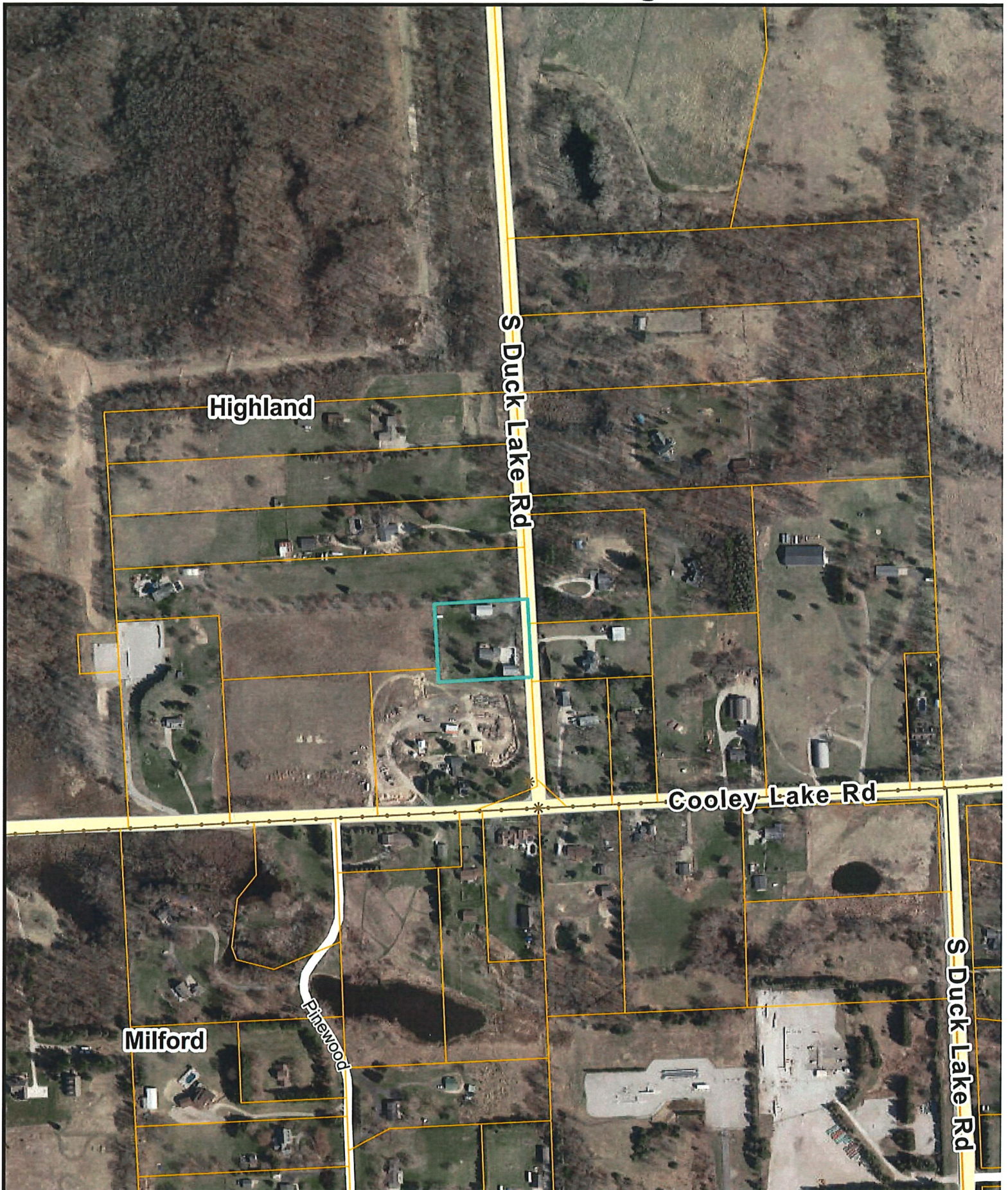
(Ord. No. Z-006, § 1, 10-14-2015 ; Ord. No. Z-013 , § 1, 10-9-2019)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010

3224 S Duck Lake Rd neighborhood



-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

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



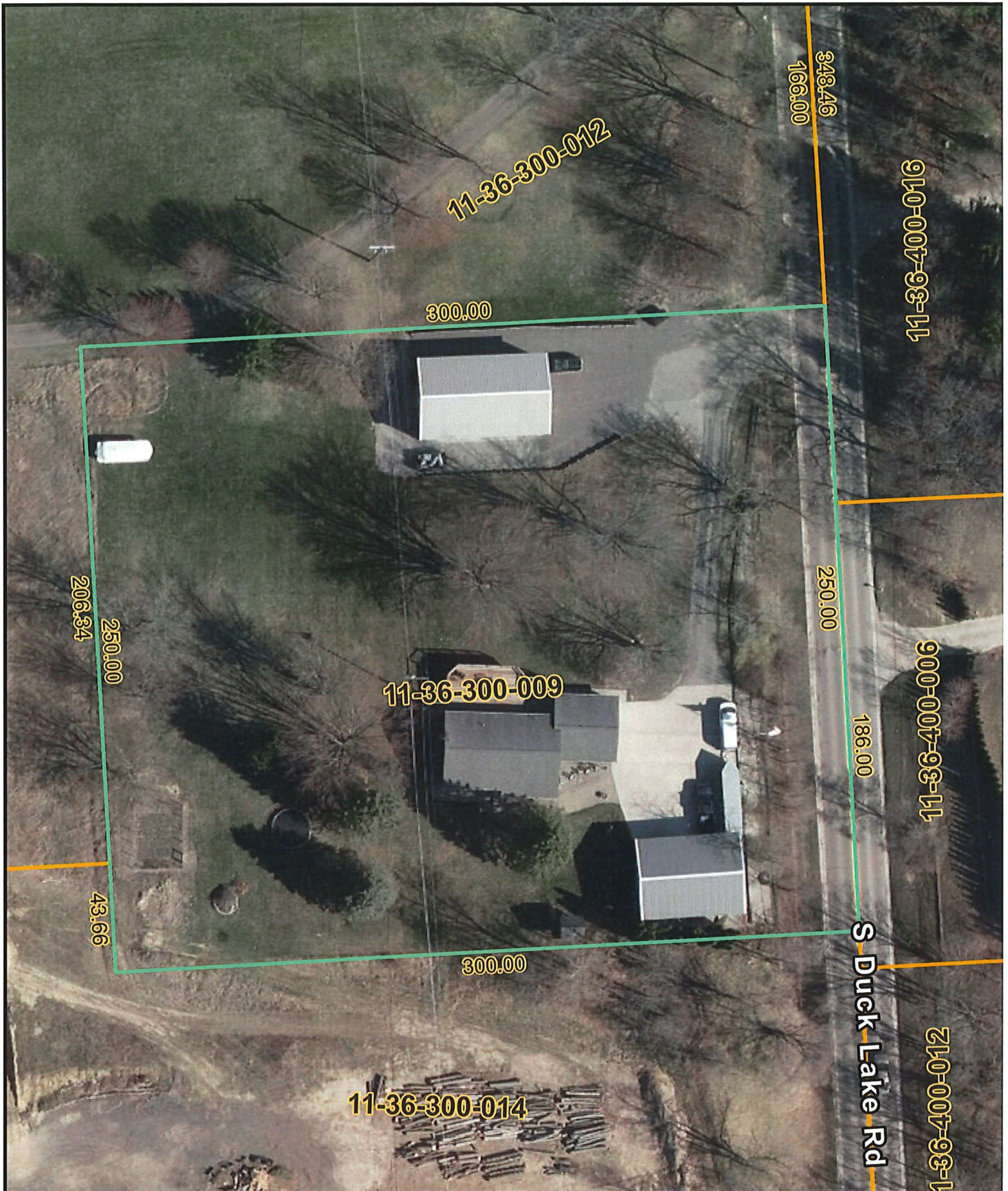
David Coulter
Oakland County Executive

Date Created: 3/10/2025



1 inch = 400 feet

3224 S Duck Lake Rd



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

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



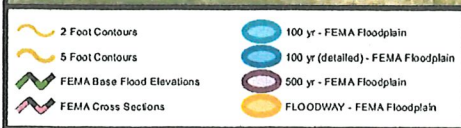
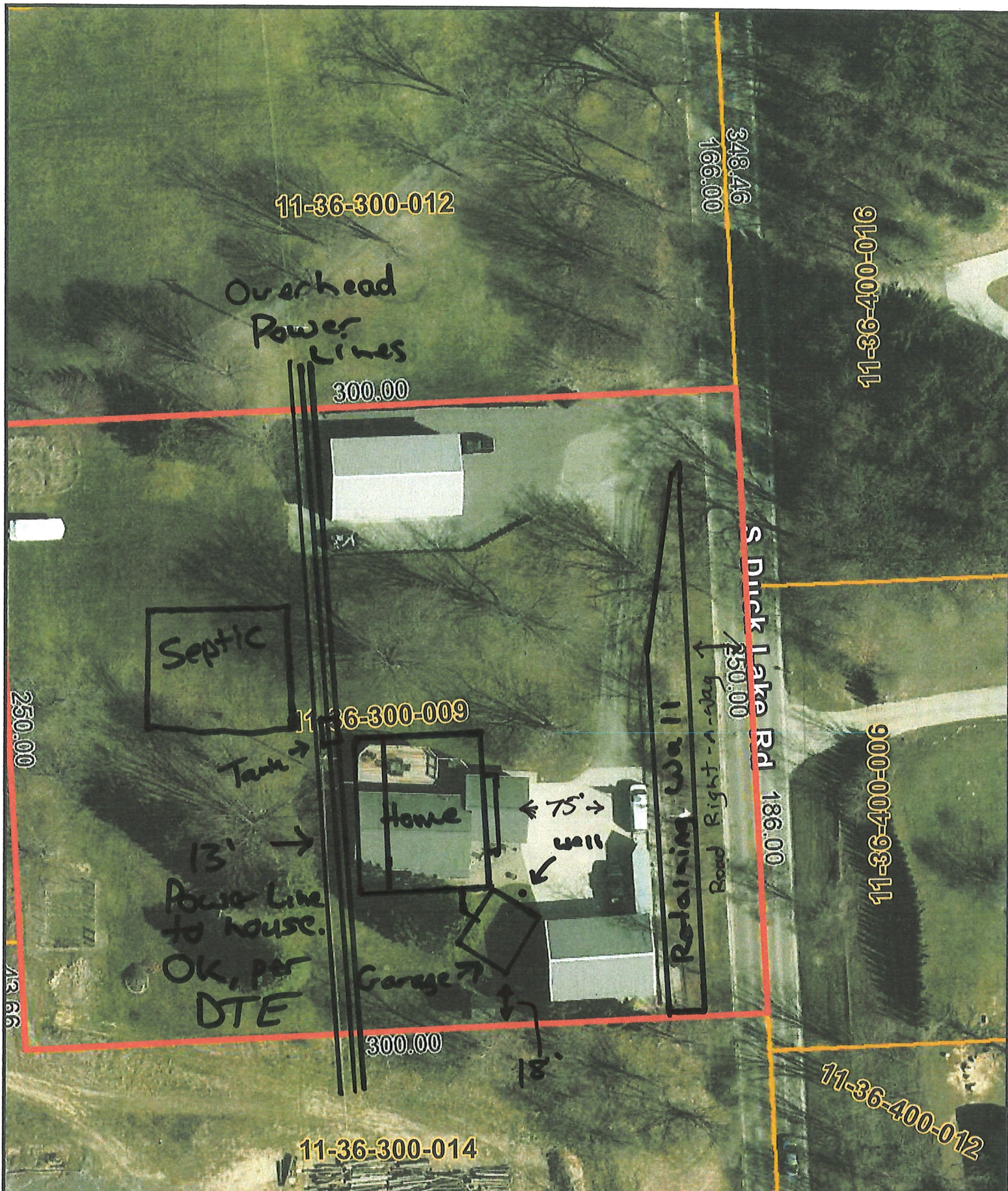
David Coulter
Oakland County Executive

Date Created: 3/10/2025



1 inch = 50 feet

S Duck Lake



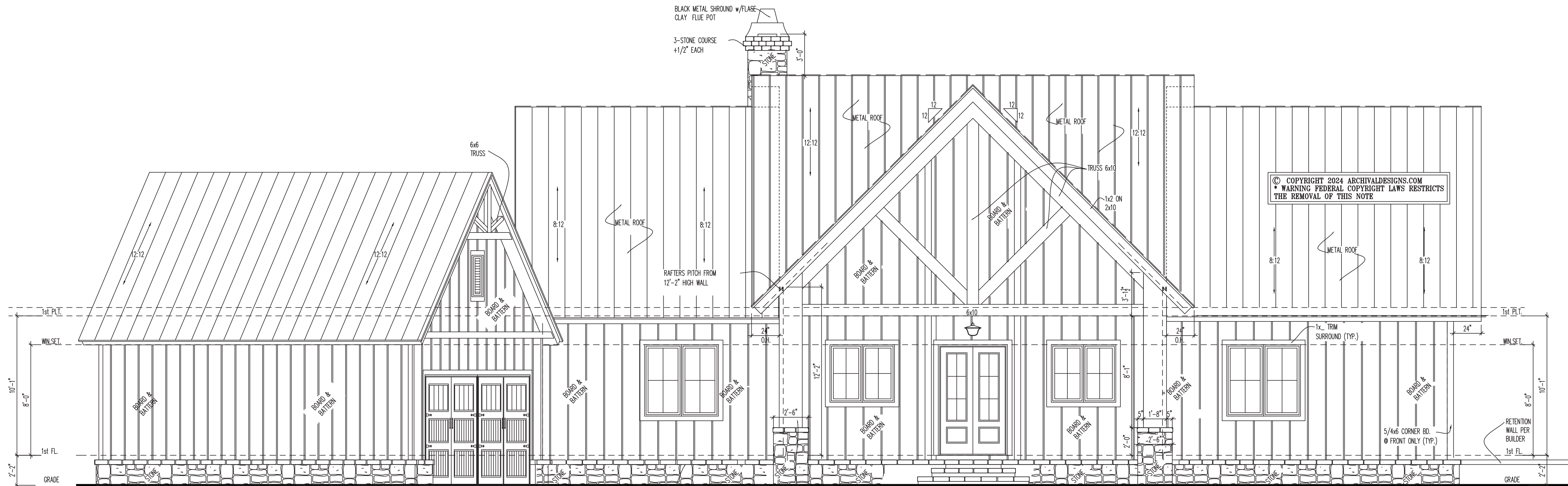
Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.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



David Coulter
Oakland County Executive

Date Created: 9/16/2024





FRONT ELEVATION

SCALE: 1/4" = 1'-0"

BUILDER PLEASE NOTE: REUSE FEE

UNLESS RENEMED IN WRITING, THE LICENSE TO BUILD FROM THIS ARCHIVALDESIGNS.COM COPYRIGHT PROTECTED PLAN EXPIRES ONE (1) YEAR FROM THE DATE BELOW. IT IS UNLAWFUL TO PRINT OR BUILD FROM THIS PLAN AFTER EXPIRATION DATE. RENEWAL OR REUSE FEE MAY APPLY.

PLAN ISSUED TO: _____ SIGNED: _____
PHONE #: _____ LOT: _____
SIGNED: _____ (ARCHIVALDESIGNS.COM REP.)
ISSUE DATE: _____ (NO BLACK INK)

COLOR PACKAGE

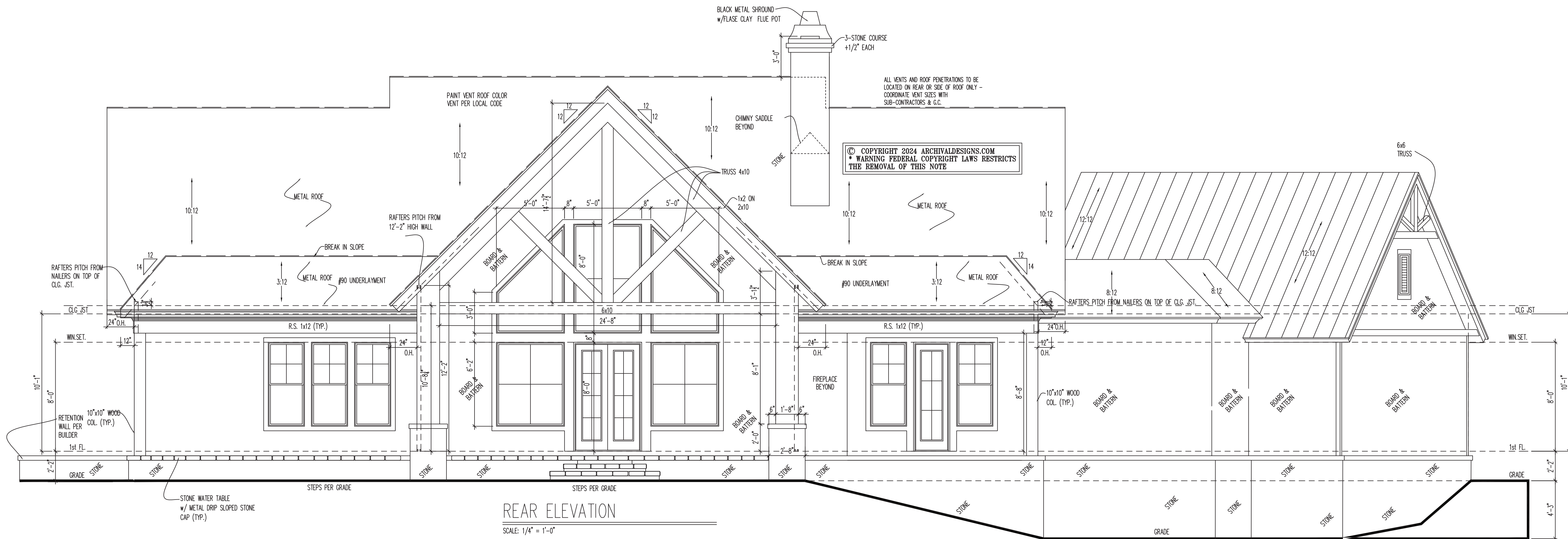
BRICK:
SIDING:
TRIM:
SHUTTERS:
METAL ROOFING:
SHINGLE ROOF:

NOTE:

(1) 1x4 w/BO AT ALL DOORS/WINDOWS UNLESS OTHERWISE SPECIFIED.

NOTE: CARRIAGE HOUSE OR TIMBER CARPORT AVAILABLE

NOTE: PIPE ALL RAINWATER FROM DOWNSPOUTS INTO UNDERGROUND IRRIGATION STORAGE TANK PER BUILDER/OWNER



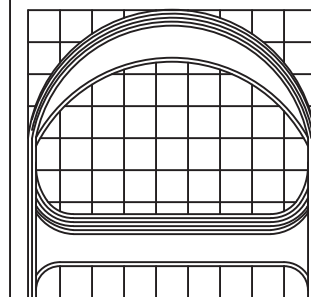
REAR ELEVATION

SCALE: 1/4" = 1'-0"

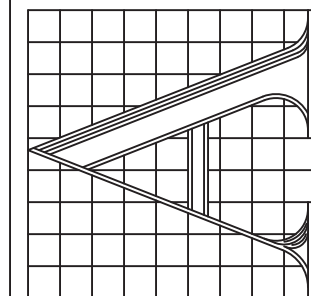
THE ORIGINAL DESIGN FOR
THE
HAYSTACK II
BY ARCHIVAL DESIGNS

REVISIONS

REV. NO.	REV. DATE/INITIALS
1	
2	
3	
4	
5	
6	



ARCHIVAL DESIGNS
FOUNDER: DAVID MARC LOFTUS
1245 Buford Hwy • Ste 306 • Suwanee, GA • 30024 • 888-890-2353



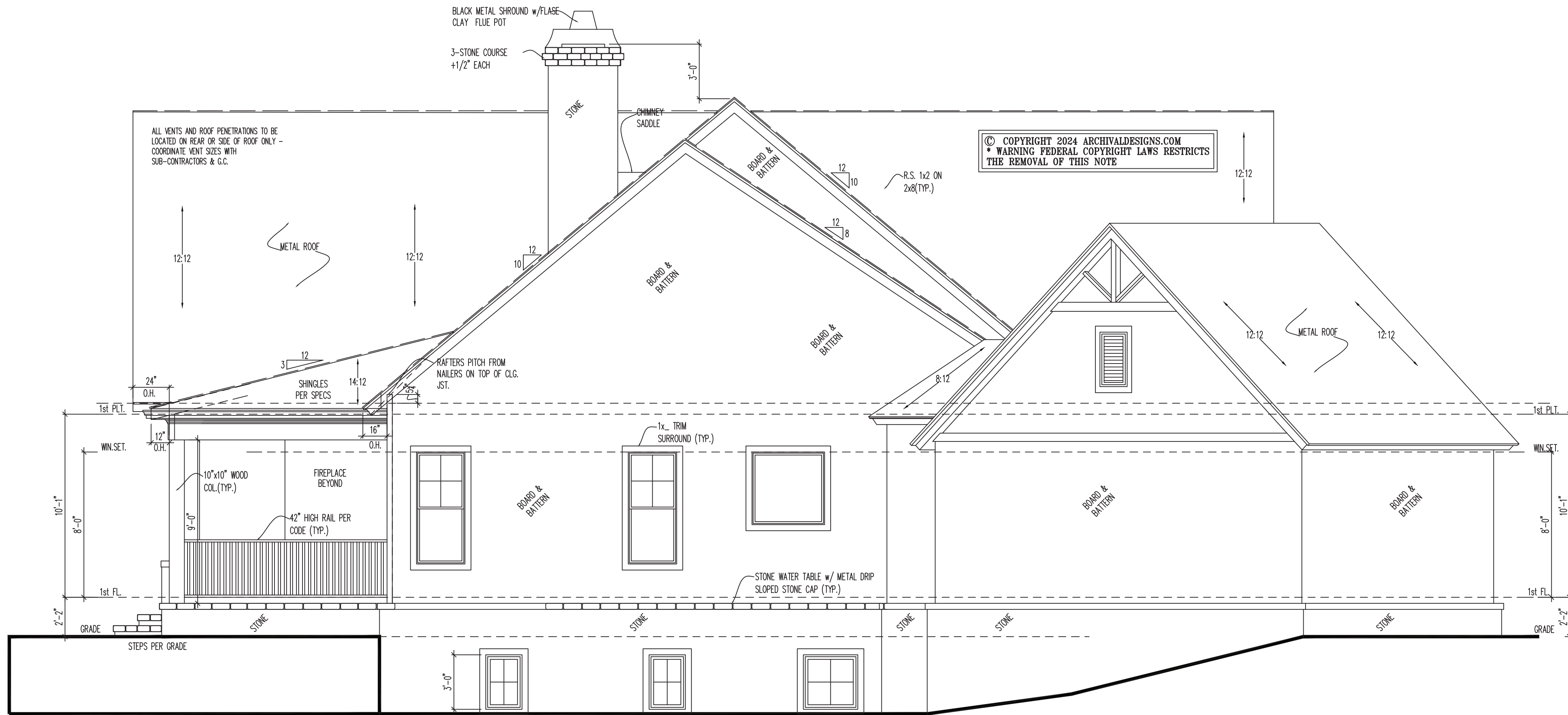
THIS DRAWING IS THE PROPERTY OF ARCHIVALDESIGNS.COM AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT WRITTEN CONSENT. ARCHIVALDESIGNS.COM (JASMA TRADING, LTD.) ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE BUILDER AND/OR OTHER INSTALLER IS RESPONSIBLE FOR THE VERIFICATION AND CHECKING OF ALL NOTES, DIMENSIONS AND NOTATIONS. ARCHIVAL DESIGNS, INC. OF ANY ERRORS PRIOR TO START OF CONSTRUCTION. ARCHIVAL DESIGNS, INC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH ALL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

PLANS INDICATE LOCATION ONLY. ENGINEERING SPECIFICATIONS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES TO THIS PLAN.

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. BUILDER/OWNER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

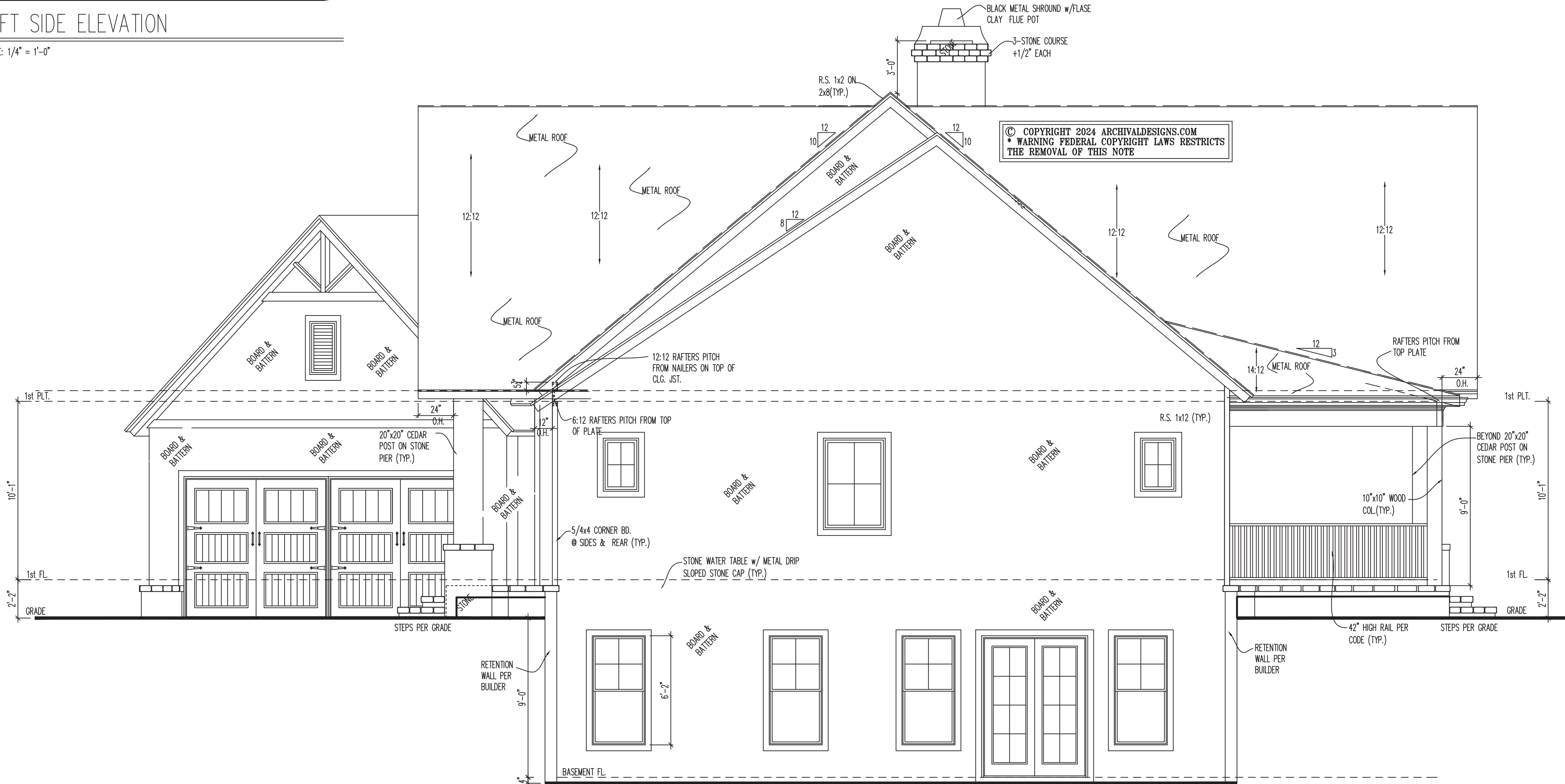
SQUARE FOOTAGE	
1ST FLOOR	2,677 SQ FT
TOTAL HEATED	2,677 SQ FT
FRONT PORCH	170 SQ FT
REAR PORCH	834 SQ FT
GARRAGE	557 SQ FT

JOB NO.:	---
DATE:	06/10/2024
DRAWN BY:	NL
SHEET NO.:	E1



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



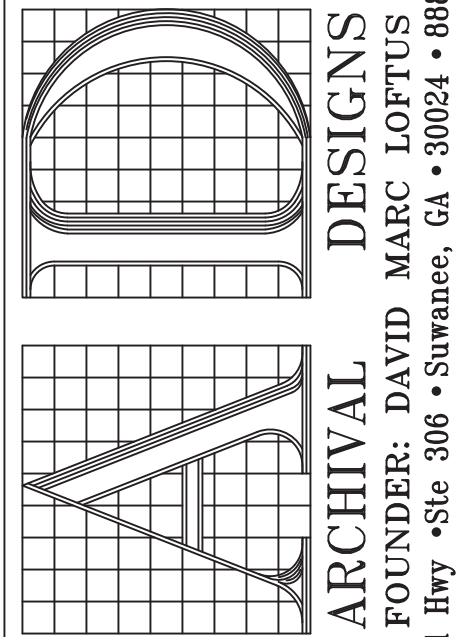
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

THE ORIGINAL DESIGN FOR
THE
HAYSTACK II
BY ARCHIVAL DESIGNS

REVISIONS

REV. NO.	REV. DATE/INITIALS
1	
2	
3	
4	
5	
6	



THIS DRAWING IS THE PROPERTY OF ARCHIVALDESIGNS.COM AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT WRITTEN CONSENT. ARCHIVALDESIGNS.COM (JASMA TRADING, LTD.) ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR THE VERIFICATION AND CHECKING OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS, AND FLOOR PLANS AND NOTIFY ARCHIVAL DESIGNS, INC. OF ANY ERRORS PRIOR TO START OF CONSTRUCTION. ARCHIVAL DESIGNS, INC. ASSUMES NO RESPONSIBILITY FOR THE WORKMANSHIP OF THE SUB-CONTRACTORS. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO VERIFY COMPLIANCE WITH ALL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES TO THIS PLAN.

ALL STRUCTURAL BEAM AND HEADER SIZES, BRACING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. BUILDER/OWNER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

SQUARE FOOTAGE

1ST FLOOR	2,677 SQ FT
TOTAL HEATED	2,677 SQ FT
FRONT PORCH	170 SQ FT
REAR PORCH	834 SQ FT
GARRAGE	557 SQ FT

JOB NO.:	--
DATE:	06/10/2024
DRAWN BY:	NL
SHEET NO.:	SE

1. PROVIDE PURLINS AT AND HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS.
3. UNLESS OTHERWISE NOTED, ALL INTERIOR DOOR AND WALL OPENINGS IN LOAD BEARING WALLS SHALL HAVE $\pm 20\%$ TO $\pm 10\%$ (2) STUDS AT EACH ENDLINE (TYPICAL). JOISTS WHICH WILL NOT FOLLOW THE WALL PLATE SHALL BE LOCATED WITHIN THE FLOOR/CILING FRAMING ABOVE, AND THE OPENING SHALL BE FRAMED DOWN FROM THE LINE.
4. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOOR AND WINDOW OPENINGS IN 2X4 WALLS SHALL HAVE $\pm 20\%$ TO $\pm 10\%$ 1/2" PLYWOOD PLATE LINES IN 2X6 WALLS SHALL HAVE $\pm 20\%$ TO $\pm 10\%$ 2X6 ON TOP AND BOTTOM. USE (2) STUDS AT EACH LINE. ANGLES $\frac{1}{4}$ " MIN. BEARING WHEN REQUIRED OVER EXTERIOR MASONRY WALL OPENING.
5. FRAMER TO INSTALL CORNER LUGS AT SPAN OVER PARTITION WALL BRACED TO JUSTS TO DIRECT.
6. PROVIDE 14" CROSS BRACING FOR ALL SPANS OVER 8' OR FOOTING DESIGNED TO CARRY 1000 LB.
7. PROVIDE DOUBLE 2X6 STRONGBACK AT LEAST 2" FROM CEILING JOISTS WITH SPAN GREATER THAN 10'.
8. PROVIDE SUELLE BOARD BE $\pm 60\%$ AT E.A. AT ALL EDGES AND $\pm 80\%$ COMMONS AT $\pm 10\%$ C.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
9. ALL COLUMNS OR SUD FRAMING SHALL SPAN DOWN FROM ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A MINIMUM OF 2' OF CONCRETE OR FOOTING DESIGNED TO CARRY 1000 LB.
10. PROVIDE DOUBLE 2X6 STRONGBACK AT LEAST 2" FROM CEILING JOISTS WITH SPAN GREATER THAN 10'.
11. PROVIDE CORRAL TIES AT UPPER $\frac{1}{2}$ " OF VERTICAL DISTANCE BETWEEN ROOF BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
12. HP, VALEY RAFTERS, OR GIRDERS SHALL BE ONE "2x" SIZE LARGER THAN PROVIDE SHOP.
13. ALL FLOORING SHALL BE $\pm 10\%$ C/PYWOOD MAXIMUM.
14. WHEN PREENGINEERED LOAD OR FLOOR TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH RARE USED OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
15. ALL CEILING JOISTS AND RAFTER BRACING TO BE ROWN IN LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY INCREASED SIZE GRADE BEAM OR FOOTING DESIGNED TO BEAR LOAD.
16. ALL BASEMENT BEAMS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
17. ALL FLOOR FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
18. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS OTHERWISE NOTED.
19. ALL PARTS TO BE ACCURATELY ANCHORED TO SLAB TO PREVENT LATERAL DISPLACEMENT PER R407.
20. TYPE-ASSIGNED HEADERS AND GIRDERS TO BE SIZED PER IRC TABLE F502.1(1) AND (2).
21. HEADERS AND GIRDERS WHERE SIZED BY EXCEPTED THOSE LISTED IN IRC TABLE F502.1(1) AND (2) ARE TO BE ENGINEERED RATHER TO BE SIZED BY A QUALIFIED PERSON.
22. WALLS ADJACENT TO CHAIRING DOOR OPENING TO BE BRACED TO THE NEAREST LUMEN EXITS DESIGN IN IRC R602.10.3. WALLS ADJACENT TO ALTERNATE DOOR OPENING TO BE BRACED TO THE NEAREST BY A QUALIFIED ENGINEER.
23. ROOF AND FLOOR SHEATHING TO COMPLY WITH CANADA CODE F502.2.1(1).

IMPORTANT NOTE: THIS FOUNDATION PLAN HAS BEEN DESIGNED FOR UNIVERSAL CONDITIONS AND DOES NOT ADDRESS A SPECIFIC SITE. IT IS RECOMMENDED THAT SOIL SAMPLES BE TAKEN AT THE SITE BY A COMPETENT SOIL TESTING LABORATORY. FOUNDATION SHOULD BE MODIFIED BY A LOCAL STRUCTURAL ENGINEER FAMILIAR WITH LOCAL CONDITIONS TO COMPLY WITH THE FINDINGS AND RECOMMENDATIONS OF THE SOIL TESTING LAB.

FOUNDATION NOTES:
1. DOUBLE JOISTS UNDER ALL LOAD BEARING WALLS.
2. BASEMENT WALL CONSTRUCTION (IF APPLICABLE) SHALL BE REINFORCED MASONRY OR REINFORCED CONCRETE AS REQUIRED BY LOCAL CODES.

SITE PREPARATION NOTES:
1. REMOVE TOP SOIL (6" TO 12") AND DELETERIOUS MATERIAL.
2. PROOF ROLL SUBBASE WITH A LOADED 18 YARD DUMP TRUCK.
REMOVE ALL "PUMPING AREAS."

FOUNDATION AND SITE WORK NOTES:
1. TROWEL TREAT THE SOIL PRIOR TO POURING CONCRETE.
2. GRADE LOT TO DRAIN AWAY FROM THE FOUNDATION A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET.
3. CONTRACTOR SHALL EXCAVATE ALL FOOTINGS TO SOLID, COMPACTED, UNDISTURBED FULL METRIC 30% MOISTURE PROCTOR AS TESTED.
4. ALL WELDED WIRE FABRIC SHALL BE 6X6 10/10 WWF.
5. POLYETHYLENE VAPOR BARRIER SHALL BE 6 MIL THICKNESS.

SHEATHING:
1. SUB-FLOOR SHEATHING TO BE ADVANTECH 3/4" T&G.
2. WALL SHEATHING TO BE 3/4" OSB (ORIENTED STRAND BOARD) WITH M-2 EXTERIOR GLUE.

ARCHIVALDESIGNS.COM IS NOT AN ENGINEERING FIRM AND ASSUMES NO RESPONSIBILITY FOR THE CALCULATIONS CONTAINED IN THESE ARCHITECTURAL PLANS. THIS REFERS TO STRUCTURAL ADVISORIES THAT MAY OR MAY NOT BE INCLUDED, SUCH AS LOAD BEARING BEAMS, FLOOR SYSTEMS, HEADERS, LEDGERS, ROOF ASSEMBLY, AND LOAD BEARING FRAMING. THESE PLANS ARE PROVIDED AS A COURTESY ONLY. PRIOR TO CONSTRUCTION, A LOCAL ENGINEER SHOULD ALWAYS BE CONSULTED. BOTH ENGINEER AND BUILDER ASSUME FULL RESPONSIBILITY TO VERIFY THE CONDITIONS OF THESE ARCHITECTURAL PLANS.

NOTE: ANY MODIFICATIONS MADE TO THIS PLAN MAY RESULT IN SIGNIFICANT STRUCTURAL CHANGES.

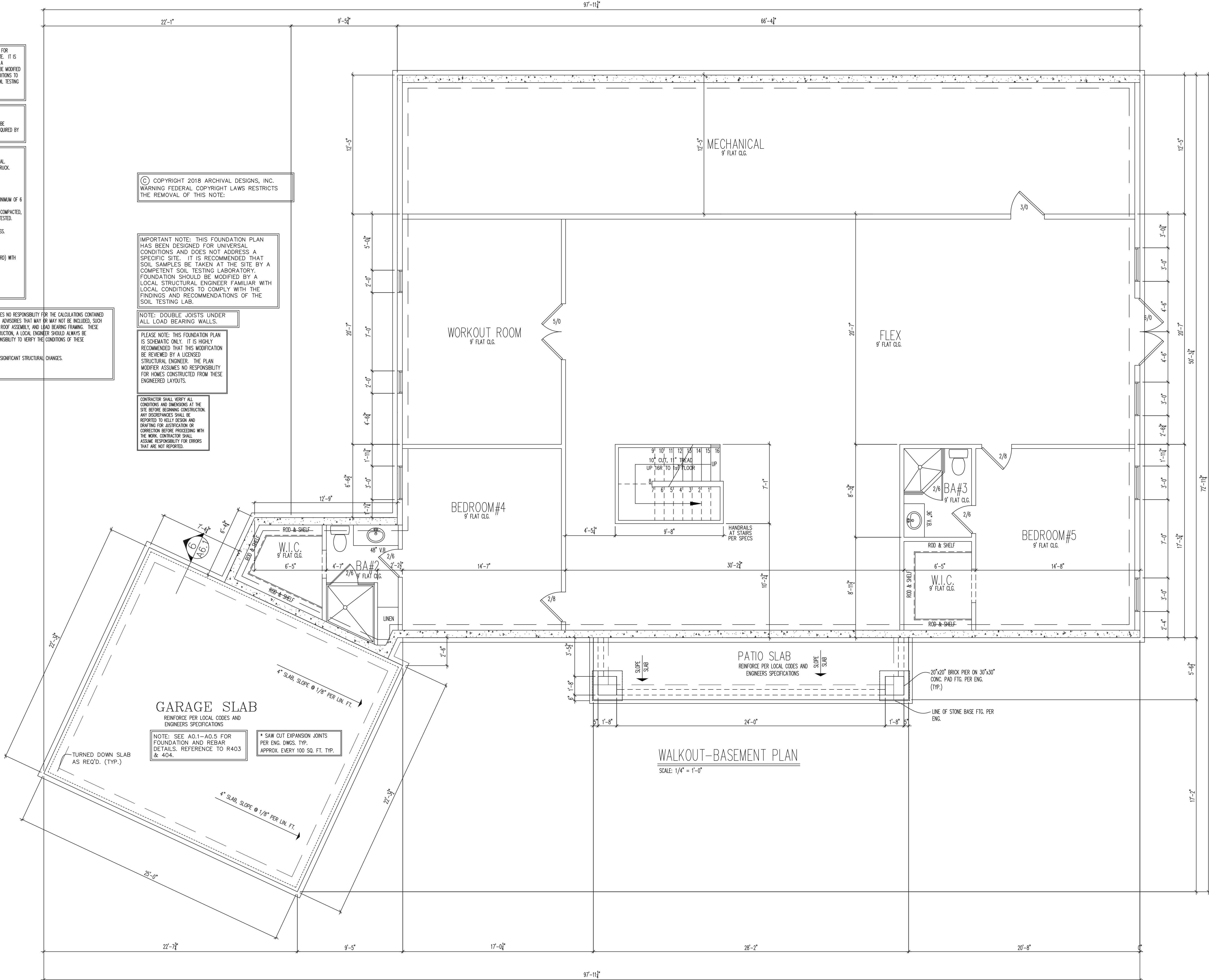
© COPYRIGHT 2018 ARCHIVAL DESIGNS, INC.
WARNING FEDERAL COPYRIGHT LAWS RESTRICTS THE REMOVAL OF THIS NOTE:

IMPORTANT NOTE: THIS FOUNDATION PLAN HAS BEEN DESIGNED FOR UNIVERSAL CONDITIONS AND DOES NOT ADDRESS A SPECIFIC SITE. IT IS RECOMMENDED THAT SOIL SAMPLES BE TAKEN AT THE SITE BY A COMPETENT SOIL TESTING LABORATORY. FOUNDATION SHOULD BE MODIFIED BY A LOCAL STRUCTURAL ENGINEER FAMILIAR WITH LOCAL CONDITIONS TO COMPLY WITH THE FINDINGS AND RECOMMENDATIONS OF THE SOIL TESTING LAB.

NOTE: DOUBLE JOISTS UNDER ALL LOAD BEARING WALLS.

PLEASE NOTE: THIS FOUNDATION PLAN IS SCHEMATIC ONLY. IT IS HIGHLY RECOMMENDED THAT THIS MODIFICATION BE REVIEWED BY A LICENSED STRUCTURAL ENGINEER. THE PLAN MODIFIER ASSUMES NO RESPONSIBILITY FOR HOMES CONSTRUCTED FROM THESE ENGINEERED LAYOUTS.

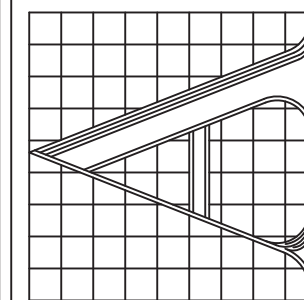
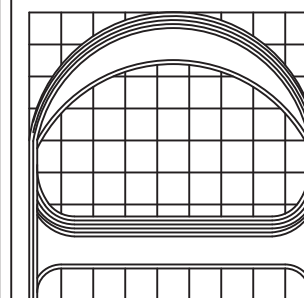
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO KELLY DESIGN AND DRAFTING FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.



THE ORIGINAL DESIGN FOR
**THE
HAYSTACK II**
BY ARCHIVAL DESIGNS

REVISIONS

REV. NO.	REV. DATE/INITIALS
1	
2	
3	
4	
5	
6	



ARCHIVAL DESIGNS
FOUNDER: DAVID MARC LOFTUS
1245 Buford Hwy • Ste 306 • Suwanee, GA • 30024 • 888-890-2353

THIS DRAWING IS THE PROPERTY OF ARCHIVALDESIGNS.COM AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT WRITTEN CONSENT. ARCHIVALDESIGNS.COM (JASMA TRADING, LTD.) ASSUMES NO RESPONSIBILITY FOR ANY STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR THE VERIFICATION AND CHECKING OF ALL NOTES, DETAILS, ELEVATIONS, SECTIONS, AND FLOOR PLANS AND NOTIFY ARCHIVAL DESIGNS, INC. OF ANY ERRORS PRIOR TO START OF CONSTRUCTION. ARCHIVAL DESIGNS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH ALL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED. PLANS INDICATE LOCATION ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES TO THIS PLAN.

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. BUILDERS/OWNERS TO ASSUME FULL RESPONSIBILITY FOR ENTIRE STRUCTURE.

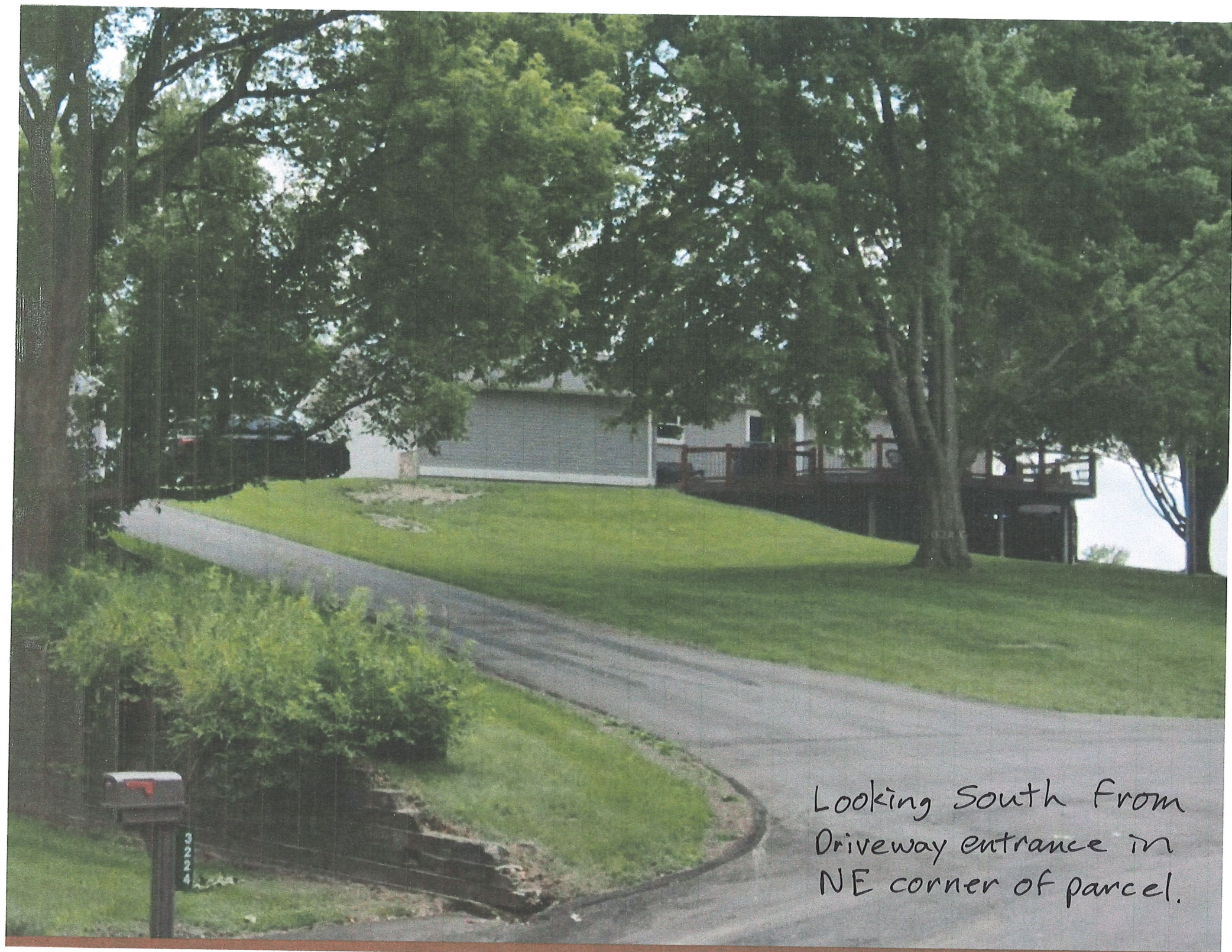
SQUARE FOOTAGE	
1ST FLOOR	2,677 SQ FT
TOTAL HEATED	2,677 SQ FT
FRONT PORCH	170 SQ FT
REAR PORCH	834 SQ FT
GARRAGE	557 SQ FT

JOB NO.: --

DATE:
06/10/2024

DRAWN BY:
NL

SHEET NO.:
S1



Looking South From
Driveway entrance in
NE corner of parcel.

3224 S Duck Lake Rd
Highland MI 48356-3332

View: Front

House and

Structure: Garage

(Attached)

Photo Date: 10/03/2018



3224 S Duck Lake Rd
Highland MI 48356-3332

View: Rear

Structure: Primary *(Rear/Side)* **Photo Date:** 10/03/2018



3224 S Duck Lake Rd
Highland MI 48356-3332

View: Front

Structure: Out-Building (South) **Photo Date:** 10/03/2018



3224 S Duck Lake Rd
Highland MI 48356-3332

View: Front

Structure: Out-Building (North) **Photo Date:** 10/03/2018



Mr. Beach agreed with Mr. Gerathy and explained that during power outages it can have a bearing on health, safety and welfare. Mr. Beach questioned whether the proposed generator was natural gas and if the proposed location was closest to the homes service. Mr. Pisoni confirmed that the generator is natural gas and that the generator will be close to the gas service and behind a fence.

Motion:

Mr. Hoffman moved in Case No. 14-25, parcel #11-12-232-001, applicant, Robert J. Pisoni, and owners Robert J. & Patricia Pisoni, to grant the following variance from ordinance section 9.02.B.1 for a 28 ft. variance for front yard setback from 30 ft. to 2 ft. This variance is for a whole house generator.

Mr. Miller supported and the motion carried with a roll call vote: Beach-yes; Gerathy-yes; Probe-yes; Hoffman-yes; Miller-yes; Michaels-yes; Brockway-yes. (7 yes votes)

3.	CASE NUMBER:	14-26
	COMPLAINT #:	NONE
	ZONING:	ARR
	PARCEL #:	11-36-300-009
	PROPERTY ADDRESS:	3224 S. Duck Lake Rd.
	APPLICANT:	Walter Jr., Douglas
	OWNER:	Walter Jr., Douglas & Karlee
	ORDINANCE SECTION:	4.15, Table 4.1
	VARIANCE REQUESTED:	55 ft. variance for front yard setback from 75 ft. to 20 ft. 20 ft. variance for side yard setback from 40 ft. to 20 ft. This variance is for a pole barn.

Discussion from the Applicant:

Mr. Douglas Walter Jr., applicant and owner, 3224 S. Duck Lake Rd., was present and explained that he was looking to build a pole barn on his property. Mr. Walter stated that due to the topography of the property, he believes that this is the best location for the structure. He explained that all of his neighbors have pole barns or multiple out structures. Mr. Walters stated that he also hopes to replace the failing asphalt on the driveway and hopes to put in a concrete driveway.

Mr. Eric Conn, 2893 Cooley Lake Rd., the neighbor just to the south of the property, was present and stated that he has no issue with the proposed pole barn. Mr. Walter also stated that he spoke with 5 out of the 7 neighbors and no one expressed a problem with the pole barn.

Discussion from the Board:

Mr. Gerathy stated that he was by the property and he knows how steep the property is and he has no problem with the variance request.

Motion:

Mr. Miller moved in Case No. 14-26, parcel #11-36-300-009, applicant, Douglas Walter Jr., and owners Douglas & Karlee Walter Jr., to grant the following variances from ordinance section 4.15, Table 4.1 for a 55 ft. variance for the front yard setback from 75 ft. to 20 ft. and a 20 ft. variance for the side yard setback from 40 ft. to 20 ft. This variance is for a pole barn.

The following facts and findings in support of the motion are as follows:

- This is an existing lot of record.
- There are exceptional characteristics of the property due to the topography.
- The variance request is not personal in nature and is due to the topography of the property.
- The proposed pole barn is consistent with other properties in the area.
- The variance request will pose no harm to any neighboring property.

Ms. Michaels supported and the motion carried with a roll call vote: Hoffman-yes; Miller-yes; Michaels-yes; Beach-yes; Gerathy-yes; Probe-yes; Brockway-yes. (7 yes votes)

4.	CASE NUMBER:	14-27
	COMPLAINT #:	NONE
	ZONING:	OS
	PARCEL #:	11-15-326-014
	PROPERTY ADDRESS:	2082 N. Milford Rd.
	APPLICANT:	Hoglin, Matt
	OWNER:	Camden, Frank
	ORDINANCE SECTION:	16.03 D
	VARIANCE REQUESTED:	Determination if the proposed use is the same or less intense than the current non-conforming use.

Discussion from the Applicant:

Mr. Matt Hoglin, applicant, 11102 Clyde Rd., Fenton, MI 48430 was present and explained that he was looking to purchase the building and move a heating and cooling company onto the property at 2082 N. Milford Rd. Mr. Hoglin stated that there will only be a couple of employees that will report to the property during early hours then will work out in the field

Mr. Gerathy supported the motion. Roll call vote: Mr. Hoffman-yes, Mr. Miller-yes, Ms. Brockway- yes, Mr. Beach-yes, Mr. Probe-yes; Mr. Gerathy-yes, Ms. Michaels-yes. The motion to deny was approved with 7 yes votes. The variance request was denied.

Mr. Beach reminded the applicant that the 9 ft. variance previously granted still applies.

3. CASE NUMBER: 17-36
COMPLAINT #: None
ZONING: ARR, Agricultural and Rural Residential
PARCEL #: 11-36-300-009
PROPERTY ADDRESS: 3224 S. Duck Lake Rd.
APPLICANT: Walters, Douglas W. Jr.
OWNER: Walters, Douglas W. Jr.
VARIANCE REQUESTED: 20 ft. variance from required 40 ft.
side yard setback to 20 ft. provided.
This variance is for an accessory structure.

Discussion from the Applicant:

Mr. Douglas Walters, applicant and owner, 3224 S. Duck Lake Rd., Highland, MI was present and did not have anything further to add stating that he felt it was self-explanatory, staked out, and surveyed.

Discussion from the Public:

There was no public comment.

Discussion from the Board:

Mr. Gerathy explained that he visited the property and although this variance request is for a second large barn on the property, he felt that the property easily supports it. Mr. Gerathy complimented how well the proposed structure was staked out.

Mr. Miller questioned why they did not consider the level area in the southwest corner to build the barn. Mr. Walters explained that the area is not level and they would have to drive over the septic field to get there. Mr. Miller stated that there is a way around the septic field. Mr. Walters explained the benefit of having the proposed structure right next to the drive and more accessible to boats, trailers and snowmobiles. To put a 400 ft. driveway across the property would cause hardship in the winter with shoveling and ice. Mr. Walter feels that due to the topography of the property this is the best location.

Mr. Beach explained that his observation is that the ZBA granted a variance in 2014 for

another pole building for the preservation of trees and that this variance request endangers those same trees. Mr. Beach explained that it is not a reason to deny the second variance request but he feels a little peeved by it. Mr. Beach continued that it is simply a side yard setback and if the property were zoned the way the parcel is sized then 20 ft. would be adequate, For those reasons he does not have a problem with the variance request.

Mr. Miller stated that he does have some concern about dimensional setbacks on three sides of the property. Mr. Miller wonders if the variance request is necessary or just easier and feels that there may be other options for the proposed structure. Mr. Miller does not feel that the lot is necessarily a substandard lot in a sense of needing side yard setbacks variances. Mr. Miller feels that things could have been planned for and accommodated with a lot less variances required. However, Mr. Miller also feels that for this particular parcel it is not affecting the neighbors and the structure will not be easily visible.

Mr. Hoffman asked the applicant why he could not move the barn another 20 ft. off of the lot line. Mr. Walters explained that his house sits on top of a hill and there is no flat yard on the property. With the snow and the fact that the driveway is there he felt this was the best location. Mr. Walters also stated that if he moved the structure 20 ft. further to the south, it would triple the cost to build the barn. It would be right next to the house where there are utility wires and overhead powerlines. Additionally, he stated that his family uses the west side of the property to play soccer, play catch. Mr. Walters said he spoke with his neighbors and no one has a problem with it.

Mr. Beach asked if he could move it 10 ft. to the south. Mr. Walters said he is trying to keep it to the most level place. There was discussion about water runoff and snow removal issues. Ms. Michaels explained that the ZBA tries to grant the least variance necessary.

Motion:

Mr. Gerathy moved to grant the variance requests for Case No. 17-36, parcel #11-36-300-009, Douglas W. Walters Jr., for a 20 ft. variance from required 40 ft. side yard setback to 20 ft. provided. This variance request is for an accessory structure.

The following facts and findings in support of the motion are as follows:

- This is an existing lot of record.
- The property has very irregular topography and elevations.
- The proposed accessory structure will be the 2nd barn on the property.
- The proposed accessory structure will not in any way change the character of the neighborhood.
- The proposed accessory structure will not be easily visible from Duck Lake Rd.

Mr. Miller supported the motion. Roll call vote: Mr. Hoffman-yes, Mr. Miller-yes, Ms. Brockway- yes, Mr. Beach-no, Mr. Gerathy-yes, Mr. Probe-no, Ms. Michaels-yes. The motion was approved with 5 yes votes and 2 no votes.

3224 S DUCK LAKE RD HIGHLAND MI 48356-3332



3 beds / 1 full baths / 0 half baths / 1282 sq ft

Residential Property Profile

11-36-300-009

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) : DOUGLAS WALTER JR
Postal Address : 3224 S DUCK LAKE RD HIGHLAND MI 48356-3332

Location Information

Site Address : 3224 S DUCK LAKE RD HIGHLAND MI 48356-3332
PIN : 11-36-300-009 Neighborhood Code : RS1
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 36 PART OF SE 1/4 OF SW 1/4 BEG AT PT DIST N 419.86 FT FROM S 1/4 COR, TH N 89-39-30 W 300.00 FT, TH N 250.00 FT, TH S 89-39-30 E 300.00 FT, TH S 250.00 FT TO BEG 1.72 A

Split/Combination Information

Added Status : Added Parcel
Added Date : 07/10/1979 Added From : FROM 36-300-007

Most Recent Sale Since 1994

Date : 11/14/2019
Amount : \$1 Liber : 53591:053
Grantor : WALTER JR, DOUGLAS W Grantee : WALTER TRUST

Next Most Recent Sale

Date : 10/17/2016
Amount : \$1 Liber : 49983:780
Grantor : WALTER JR, DOUGLAS W Grantee : WALTER JR, DOUGLAS W

3224 S DUCK LAKE RD HIGHLAND MI 48356-3332

3 beds / 1 full baths / 0 half baths / 1282 sq ft

Residential Property Profile

11-36-300-009

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	: \$104,759	State Equalized Value	: \$176,000
---------------	-------------	-----------------------	-------------

Current Assessed Value	: \$176,000	Capped Value	: \$104,759
------------------------	-------------	--------------	-------------

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	: \$2,178.88	Summer	: \$2,284.03
--------	--------------	--------	--------------

Winter	: \$1,155.97	Winter	: \$1,234.26
--------	--------------	--------	--------------

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

Lot Information

Description	: LEVEL	Area	: 1.72 ACRES
-------------	---------	------	--------------

Primary Structure

Structure	: Ranch	Living Area	: 1282 SQ FT
-----------	---------	-------------	--------------

Ground Floor	: 1269 SQ FT	Year Built	: 1976
--------------	--------------	------------	--------

Effective Year	: 1982	Remodel Year	: 0
----------------	--------	--------------	-----

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

Bedrooms	: 3	Full Baths	: 1
----------	-----	------------	-----

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

Ext Walls	: Alum., Vinyl	Basement	: YES - FULL
-----------	----------------	----------	--------------

Garage	: ATTACHED - 2 car (563 SQ FT)	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	812 SQ FT
Treated Wood	240 SQ FT