



# MEMORANDUM

To: Zoning Board of Appeals  
From: Kariline P. Littlebear, Zoning Administrator  
Date: June 18, 2025  
Re: ZBA25-11  
1736 Pettibone Lake Rd  
11-27-400-022  
Applicant: Norman Johnson  
Owner: Norman & Lisa Johnson

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The subject parcel is zoned R3 – Single-Family Residential District (3 acre min). The total parcel size is 2.5 acres. The parcel to the south (11-34-226-001) is also owned by Mr. and Mrs. Johnson. That parcel is also zoned R3 and is 2.5 acres.

The required setbacks for this parcel are as follows:  
Front yard (from property line not road edge): 75 ft  
Ordinary High-water mark: 65 ft  
Side yards: 40 ft minimum

This variance request is for a 19-foot variance from the required 40-foot north side yard setback to 21-feet provided for the construction of a wrap-around covered porch and second story deck. This request is for a variance from Section 4.15 of the Zoning Ordinance.

After discussing the variance process with the applicant, Mr. Johnson applied to combine his two adjacent parcels so as to eliminate the need for a variance request on the south side yard as well. That process should be finalized through the county before the end of 2025. Further, his proposed porch and deck would encroach into the required north side yard to a lesser degree than the previous dilapidated porch that has now been demolished.

For the variance request, the applicant has provided a scaled site plan, elevations, floorplans, and photos. Staff has supplied assessing records, a zoning map, aerial approximations of the property, and Section 4.15. of the Zoning Ordinance.

Case # 25-11

Hearing Date 6/18/25

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS  
APPLICATION FOR APPEAL

APPLICANT	OWNER NAME:
NAME: <u>Norman Johnson</u>	Name: <u>Norman Johnson and Lisa Flores Johnson</u>
ADDRESS: <u>1736 Pettibone Lake Road, Highland, MI</u> <u>48356</u>	ADDRESS: <u>Same as applicant</u>
PHONE: <u>202-790-4462</u>	PHONE: <u>Same</u>
EMAIL: <u>bucksshott@gmail.com</u>	EMAIL: <u>Same</u>

PROPERTY ADDRESS: 1736 Pettibone Lake Road, Highland, MI 48356

ZONING: R3 PROPERTY TAX ID NO: 11-27-400-022

ORDINANCE SECTIONS BEING APPEALED: 4.15

VARIANCES REQUESTED: 19 foot variance from the 40 foot side yard setback to 21ft  
the north side of the parcel identified above

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

The lot is 82.5 foot wide, preventing our proposed construction due to total minimum  
side yard setbacks of 80 feet (40 feet each side)

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: 4/30/25

SIGNATURE OF APPLICANT: [Signature] DATE: 4/30/25

**Signature of applicant must be notarized.**

Subscribed and sworn to before me this

30<sup>th</sup> day of April, 2025

[Signature] Notary Public

My Commission expires 7/28/2030



APPLICATION FEE: <u>275.00</u>
Receipt# <u>1062526</u> Date Paid <u>5/2/25</u>
Received by <u>[Signature]</u>

Form revised 12/21/2015  
S:\Planning Department New Folder\Zoning Board of Appeals\forms\ZBA Application form 3 of 12

## 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. <sup>N</sup>	150 ft.	2	25	80 ft. <sup>F</sup>	20 ft. <sup>S</sup>	50 ft. <sup>S,T</sup>	50 ft. <sup>S,T</sup>	65 ft.	varies <sup>U</sup>	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

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- 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 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.

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The parcel on which our 1930 farmhouse is built is exceptionally narrow. At 82.5' wide and 998' long,

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current zoning side yard set-back regulations would provide for a building space 2.5' wide.

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

No. The house itself already sits 27.8' from the property line to the north.

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Further it was constructed in 1930 with 10'x20' 1st and 2nd level decks a distance of

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17.8' from the north property line. Both decks accessed from doors on each level of the house.

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The remnants of these decks will be removed before we install the porch and 6'x6' 2nd level deck.

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- 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. The purpose of this request is to return our home to its original

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functionality. Approval will allow use of the two exit doors

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on the north side of the house, restoring their potential use as safety exits.

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- 4) Has the difficulty been created by the current or previous owner?

No. The difficulty was created when the township applied new setback requirements, putting our 1930 structure out of compliance with the north side yard setback in the R3 zoning district.

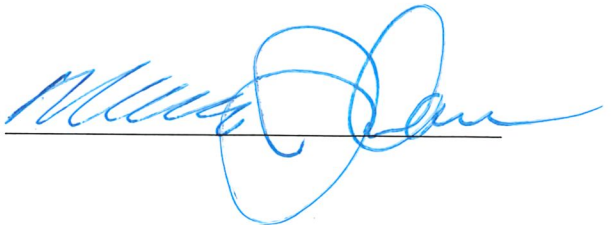
- 5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

No. The requested variance supports the desirable and unique essential character of our "up north" neighborhood. Our proposal preserves the mature trees on our property and negates any need for fill dirt maintaining the unique topography along the east side of Lower Pettibone Lake

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

Yes. As noted above, our proposed structures will increase the distance from the north lot line versus the original decks because we are requesting the minimum necessary variance to overcome the practical difficulty created by the township.

Signature



Revised 08/01/23

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## Land Combination

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From Elaine Krimmel <krimmele@highlandtwp.org>

Date Mon 5/5/2025 1:04 PM

To Glynn, Michael S <glynnm@oakgov.com>

Cc Jenny Angle WCA <jangle@wcaassessing.com>; Kari Littlebear <LittleBearK@highlandtwp.org>; Lisa Burkhart <BurkhartL@highlandtwp.org>; Cassie Blascyk <blascykc@highlandtwp.org>

 1 attachment (175 KB)

20250505131221561.pdf;

Good afternoon, Mike,

Please combine parcels H 11-27-400-022 & H 11-34-226-001.

Attached are corresponding documents.

Please let me know if anything else is needed.

Thank you

*Elaine Krimmel*

Charter Township of Highland

Assistant to the Supervisor, Rick A. Hamill

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

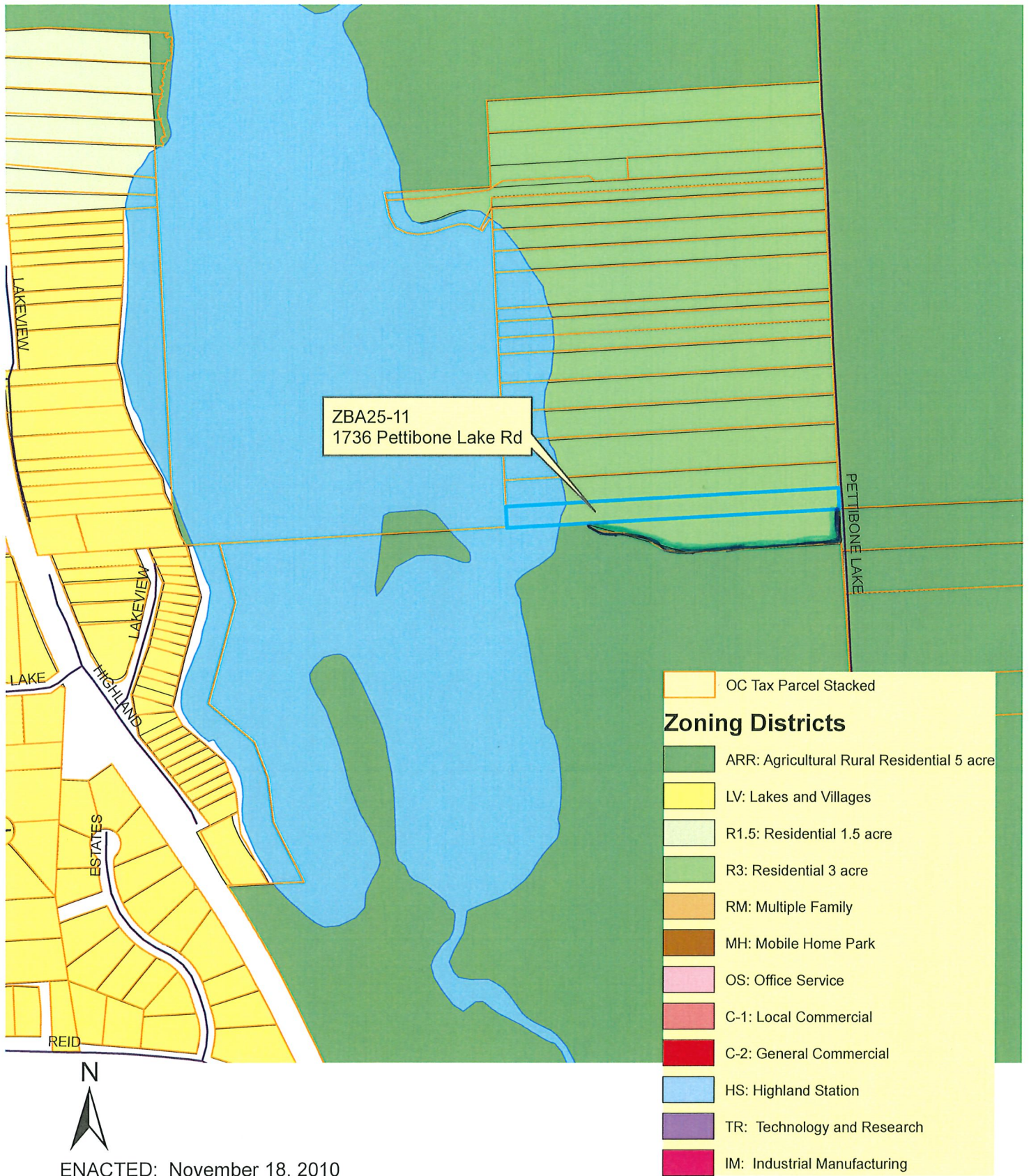
248-887-3791 x3



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

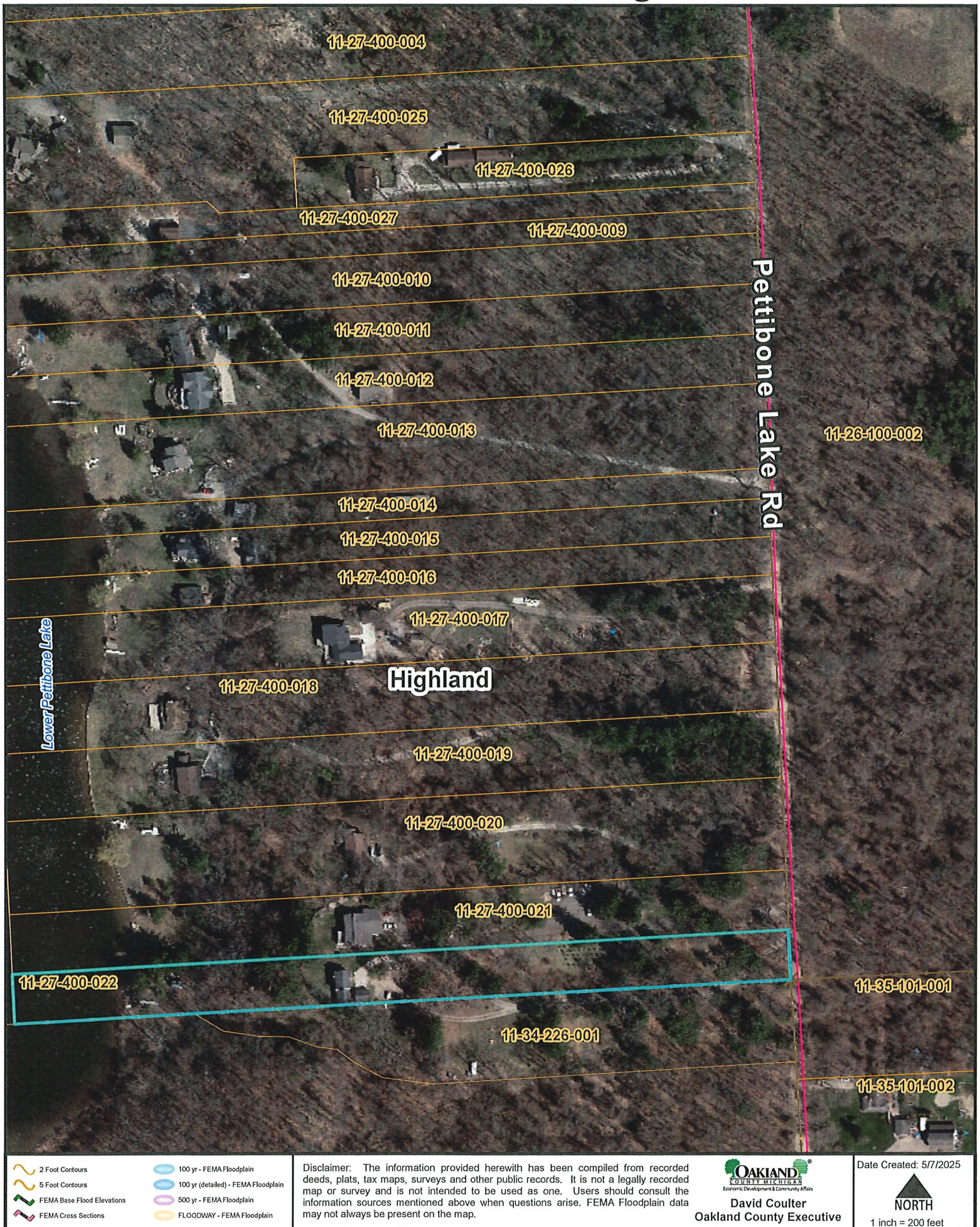


# CHARTER TOWNSHIP OF HIGHLAND ZONING MAP





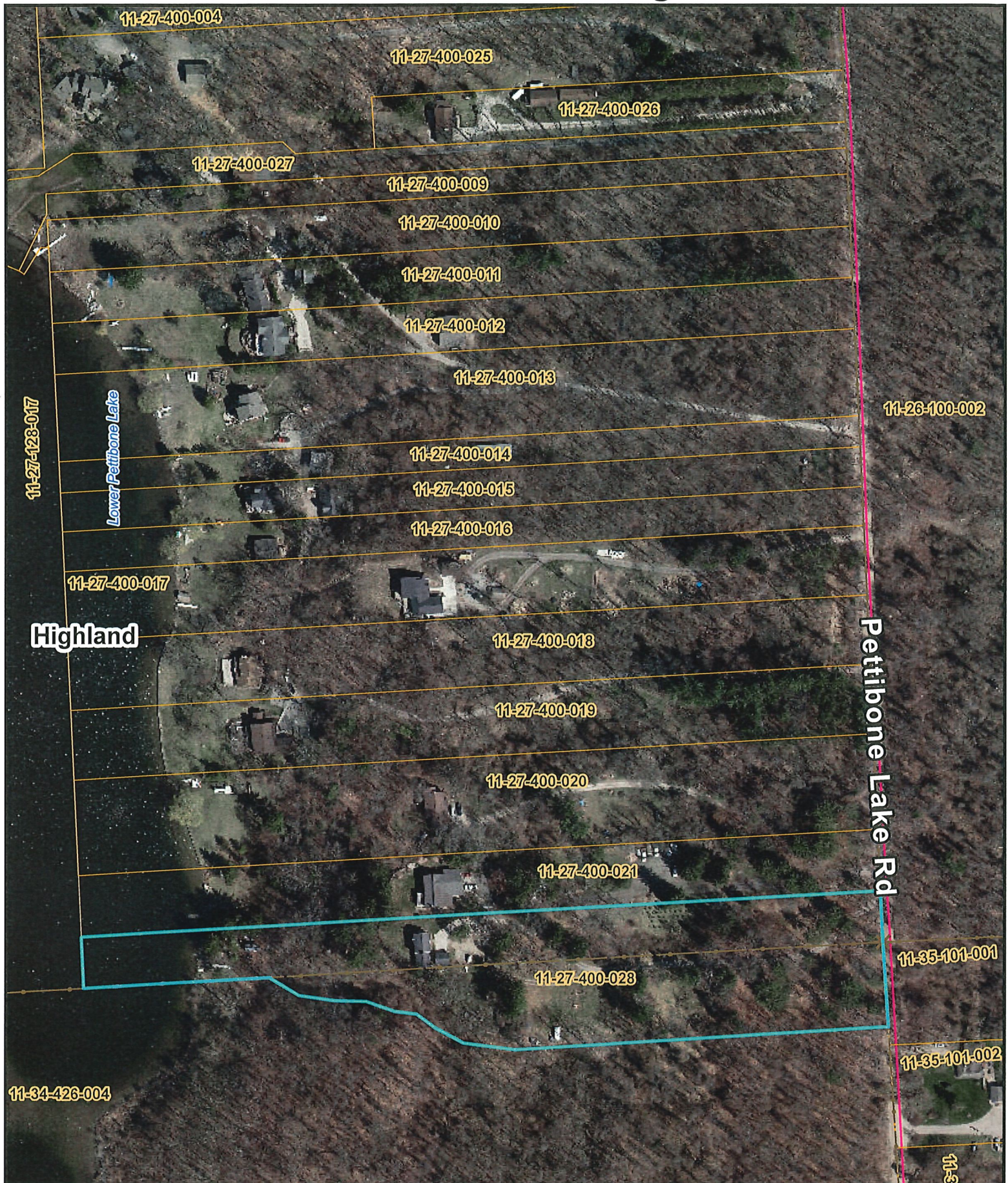
# 1736 Pettibone Lake Rd neighborhood





# 1736 Pettibone Lake Rd neighborhood

New Combined Parcel



-  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: 5/29/2025



1 inch = 200 feet



# 1736 Pettibone Lake Rd



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: 5/7/2025



1 inch = 50 feet



### New Combined Parcel





**11-27-400-020**

**11-27-400-021**

11-27-400-028

998.00

11-34-426-004

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

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**David Coulter**  
**Oakland County Executive**

Date Created: 5/29/2025

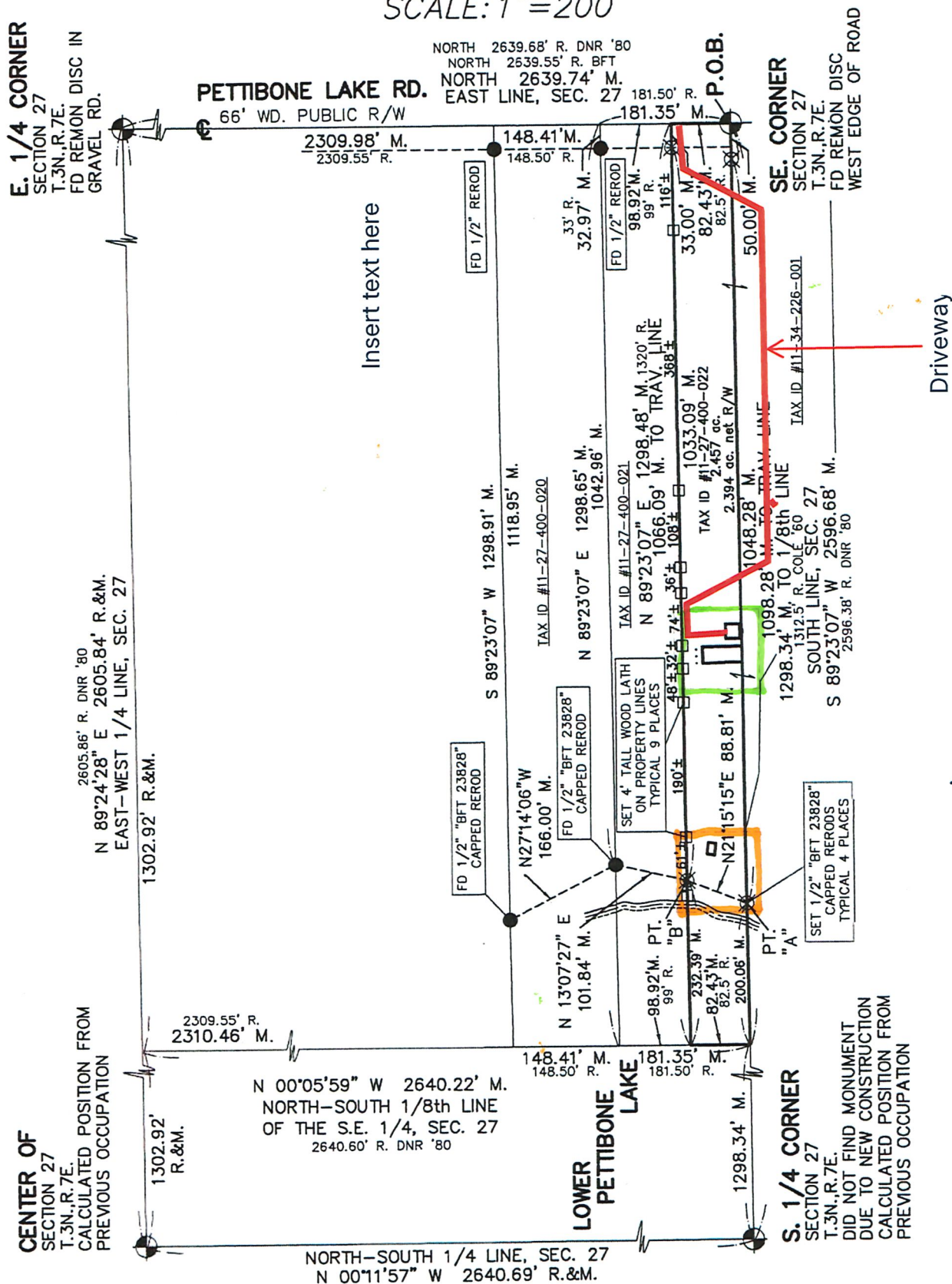


1 inch = 50 feet



BOUNDARY SURVEY  
TAX ID #11-27-400-022

SCALE: 1"=200'



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BASIS OF BEARING: EAST LINE, SECTION 27 = DUE NORTH

NTS= Not to Scale (R)=Recorded (M)=Measured (C)=Calculated ●=Found Iron ⊗=Set Iron \*—\* =Fence

TAX I.D. #11-27-400-022

CERTIFIED EXCLUSIVELY TO: MR. & MRS. NORMAN JOHNSON

LOCATION: SE 1/4, SEC. 27, T.3N., R.7E., HIGHLAND TWP., OAKLAND CO.

SCALE: 1"=200' DATE: 4-10-2025 BY: NDT JOB# 25-4504 SH. 1 of 4

I hereby certify that I have surveyed the above described property and that the relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying and that all the requirements for 1970 PA 132, MCL 54.213 have been met.

When recorded return to:  
B.F. Thompson, P.C.

*Brad F. Thompson*  
Brad F. Thompson, P.E., P.S.#23828

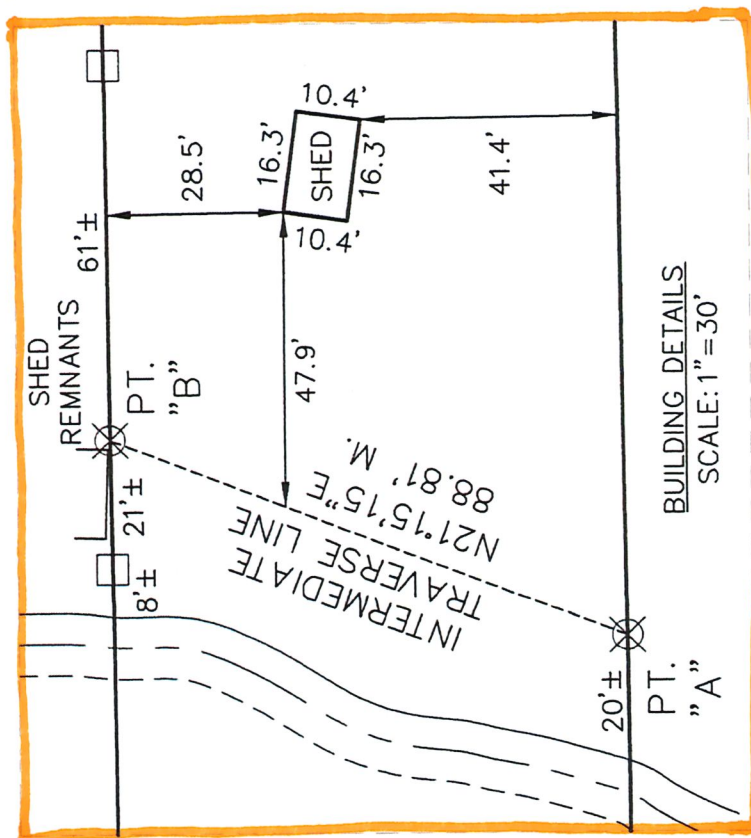
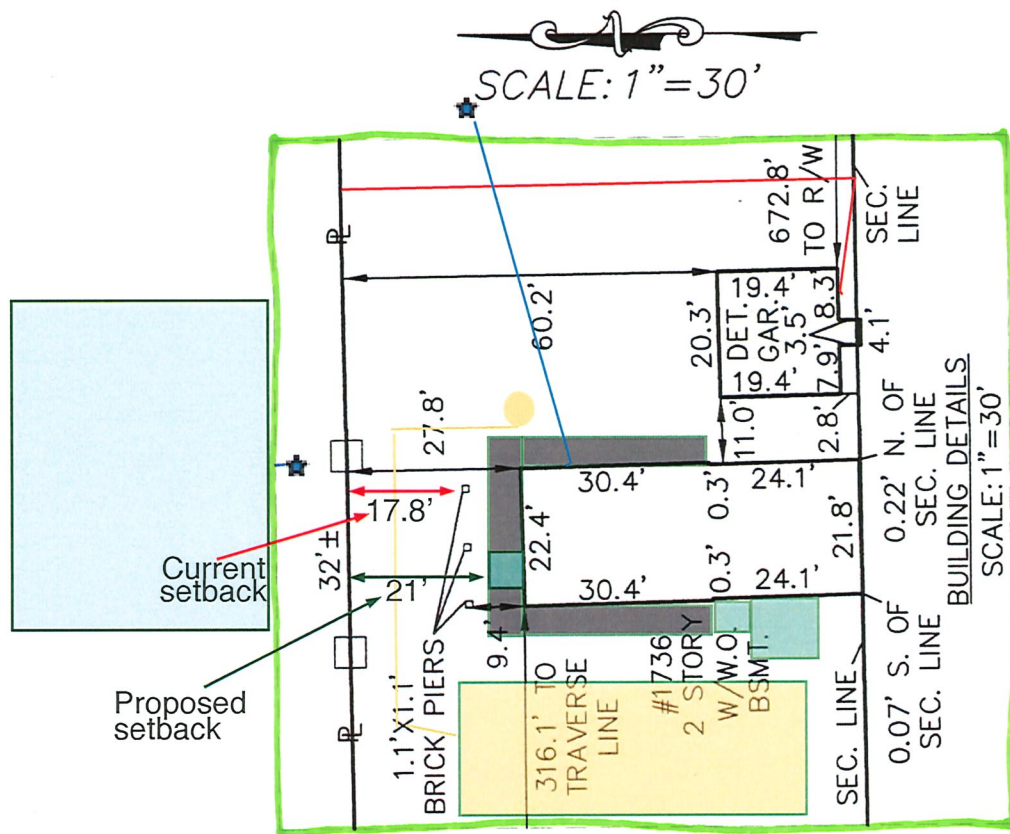
B.F. THOMPSON, P.C.  
517/ 548-3142

Registered Professional Engineer & Land Surveyor  
1520 Gully Road, Howell, Michigan 48843





BUILDING DETAILS



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BASIS OF BEARING: EAST LINE, SECTION 27 = DUE NORTH

NTS= Not to Scale (R)=Recorded (M)=Measured (C)=Calculated ●=Found Iron ⊗=Set Iron x—x=Fence

TAX I.D. #11-27-400-022

CERTIFIED EXCLUSIVELY TO: MR. & MRS. NORMAN JOHNSON

LOCATION: SE 1/4, SEC. 27, T.3N., R.7E., HIGHLAND TWP., OAKLAND CO.

SCALE: 1"=30' DATE: 4-10-2025 BY: NDT JOB# 25-4504 SH. 2 of 4

I hereby certify that I have surveyed the above described property and that the relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying and that all the requirements for 1970 PA 132, MCL 54.213 have been met.

When recorded return to:  
B.F. Thompson, P.C.

Brad F. Thompson, P.E., P.S.#23828

B.F. THOMPSON, P.C.  
517/ 548-3142

Registered Professional Engineer & Land Surveyor  
1520 Gulley Road, Howell, Michigan 48843





Legal Description: Tax ID #11-27-400-022 (As Supplied)

Trustee's Deed from Basil T. Simon, Chapter 7 Trustee of the Estate of Alan D. Barnes to Norman Johnson and Lisa Flores Johnson.

Parcel A:

T3N, R7E, SEC 27 S 82.50 FT OF SE 1/4 OF SE 1/4

PARCEL ID: 11-27-400-022

C/K/A: 1736 Pettibone Lake Road

Legal Description: Tax ID #11-27-400-022 (As Surveyed)

Part of the Southeast 1/4 of Section 27, Town 3 North, Range 7 East, Highland Township, Oakland County, Michigan, being more particularly described as **BEGINNING** at the Southeast 1/4 corner of said Section 27; thence S 89 deg 23 min 07 sec W, along the South line of said Section, 1098.28 ft. to Traverse Point "A", which lies 20 ft., more or less, from the Easterly shoreline of Lower Pettibone Lake; thence continuing from said Traverse Point "A", S 89 deg 23 min 07 sec W, along said Section line, 200.06 ft. to the North-South 1/8<sup>th</sup> line of the Southeast 1/4 of said Section 27 that lies in Lower Pettibone Lake; thence N 00 deg 05 min 59 sec W, along said 1/8<sup>th</sup> line, 82.43 ft. to a point that lies in Lower Pettibone Lake; thence N 89 deg 23 min 07 sec E 232.39 ft. to Traverse Point "B"; said Traverse Point "B" lies 29 ft., more or less, from the Easterly shoreline of Lower Pettibone Lake and N 21 deg 15 min 15 sec E, along a traverse line, 88.81 ft. from Traverse Point "A"; thence continuing from said Traverse Point "B", N 89 deg 23 min 07 sec E 1066.09 ft. to the East line of said Section 27 and the centerline of Pettibone Lake Rd. (66 ft. wide Public right-of-way); thence due South, along said Section line and centerline, 82.43 ft. to the Southeast corner of said Section 27 and the **POINT OF BEGINNING**, containing 2.457 acres of land, more or less, also subject to the rights of the public, or any governmental unit in any part thereof taken, used or deeded for street, road or highway purposes, also subject to the rights of other riparian owners and the public trust in the waters of Lower Pettibone Lake, also subject to easements and restrictions of record, if any.

Witnesses:

East 1/4 corner, Sec. 27, T.3N., R.7E., Highland Township, Oakland Co., MI.

- Fnd. Remon Disc, 14" deep

S. 30 deg E. 90.43' to set nail/tag on NE/S of 4 trunk 24" Elm.

S. 25 deg E. 126.50' to fnd. nail/tag on W/S of 40" Oak.

S. 88 deg W. 19.42' to set nail/tag on top of 4"x4" DNR Boundary marker.

S. 85 deg W. 23.87' to fnd. nail/tag on SE/S of 12" White Pine.

West 33.20' to 4" diameter steel fence post.

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BASIS OF BEARING: EAST LINE, SECTION 27 = DUE NORTH

NTS= Not to Scale (R)=Recorded (M)=Measured (C)=Calculated ●=Found Iron ☒=Set Iron ✕=Fence

TAX I.D. #11-27-400-022

CERTIFIED EXCLUSIVELY TO: MR. & MRS. NORMAN JOHNSON

LOCATION: SE 1/4, SEC. 27, T.3N.,R.7E., HIGHLAND TWP., OAKLAND CO.

SCALE: 1"=30' DATE: 4-10-2025 BY: NDT JOB# 25-4504 SH. 3 of 4

I hereby certify that I have surveyed the above described property and that the relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying and that all the requirements for 1970 PA 132, MCL 54.213 have been met.

When recorded return to:  
B.F. Thompson, P.C.

  
Brad F. Thompson, P.E., P.S.#23828

B.F. THOMPSON, P.C.  
517/ 548-3142

Registered Professional Engineer & Land Surveyor  
1520 Gulley Road, Howell, Michigan 48843





Southeast corner, Sec. 27, T.3N., R.7E., Highland Township, Oakland Co., MI.

- Fnd. Remon Disc in W. edge of bank

N. 31 deg E. 46.44' to fnd. nail/tag on NW/S of 25" Cherry.

S. 33 deg W. 25.73' to fnd. nail/tag on NW/S of 18" Oak.

S. 72 deg W. 34.93' to fnd. nail/tag on S/S of 36" Twin Oak.

N. 07 deg W. 86.14' to fnd. nail/tag on E/S of 41" Oak.

References:

Survey by Russell A. Cole for Stoughton, Dated 3-8-1960

Survey by Michigan Department of Natural Resources, Job #03-6175, Dated 6-1980

Survey by BF Thompson, PC for Heyn, Job #07-3581, Dated 10-2020

Survey by BF Thompson, PC for Kaiser, Job #24-4487, Dated 9-10-2024

Trustee's Deed from Barnes to Johnson as recorded in Liber 46150, Pages 801-802, O.C.R.

ACT 74's for East 1/4 and Southeast Corner, Section 27

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BASIS OF BEARING: EAST LINE, SECTION 27 = DUE NORTH

NTS= Not to Scale (R)=Recorded (M)=Measured (C)=Calculated ●=Found Iron ⌘=Set Iron \*—\* =Fence

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SCALE: 1"=30' DATE: 4-10-2025 BY: NDT JOB# 25-4504 SH. 4 of 4

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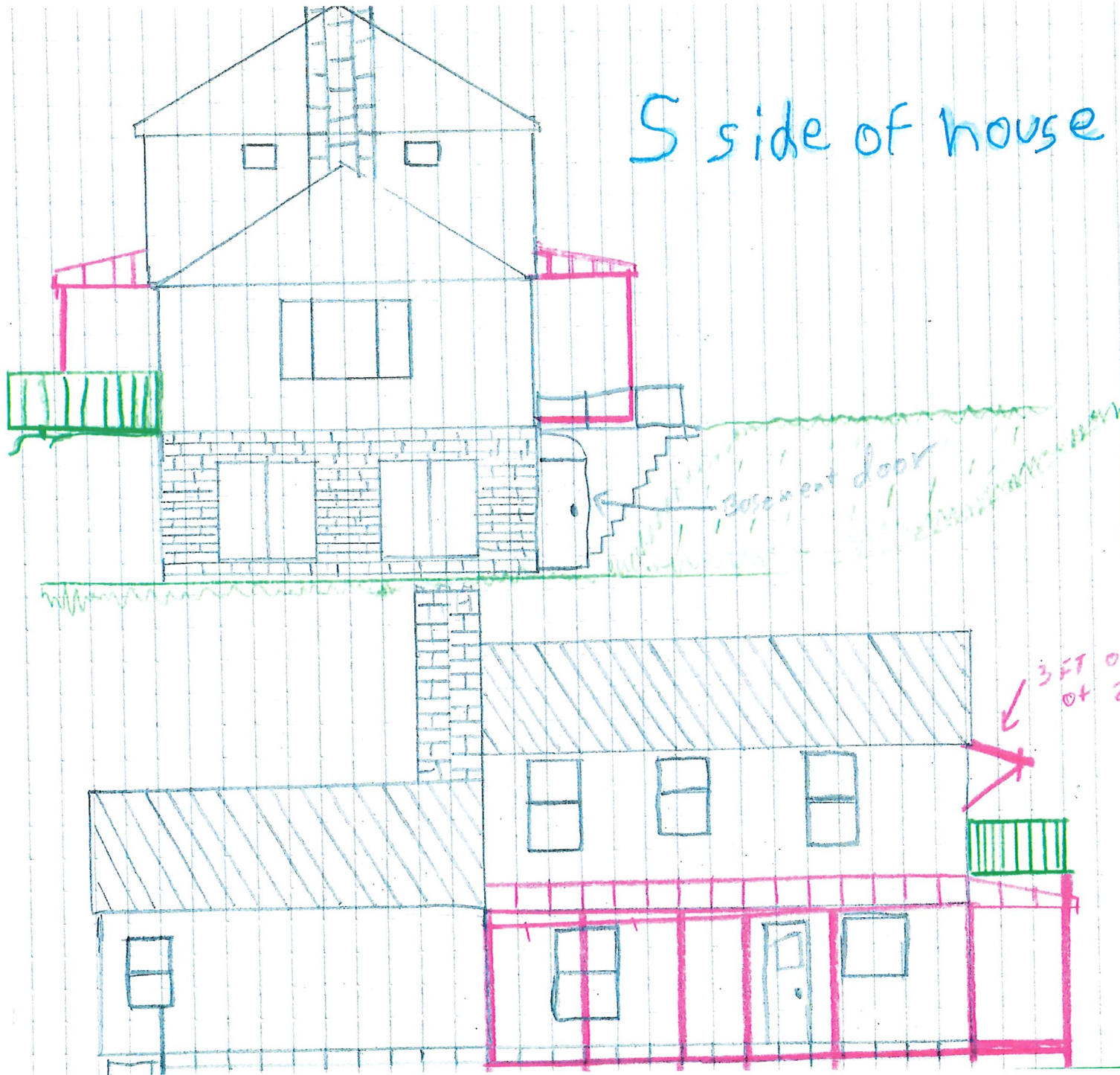
Brad F. Thompson, P.E., P.S.#23828

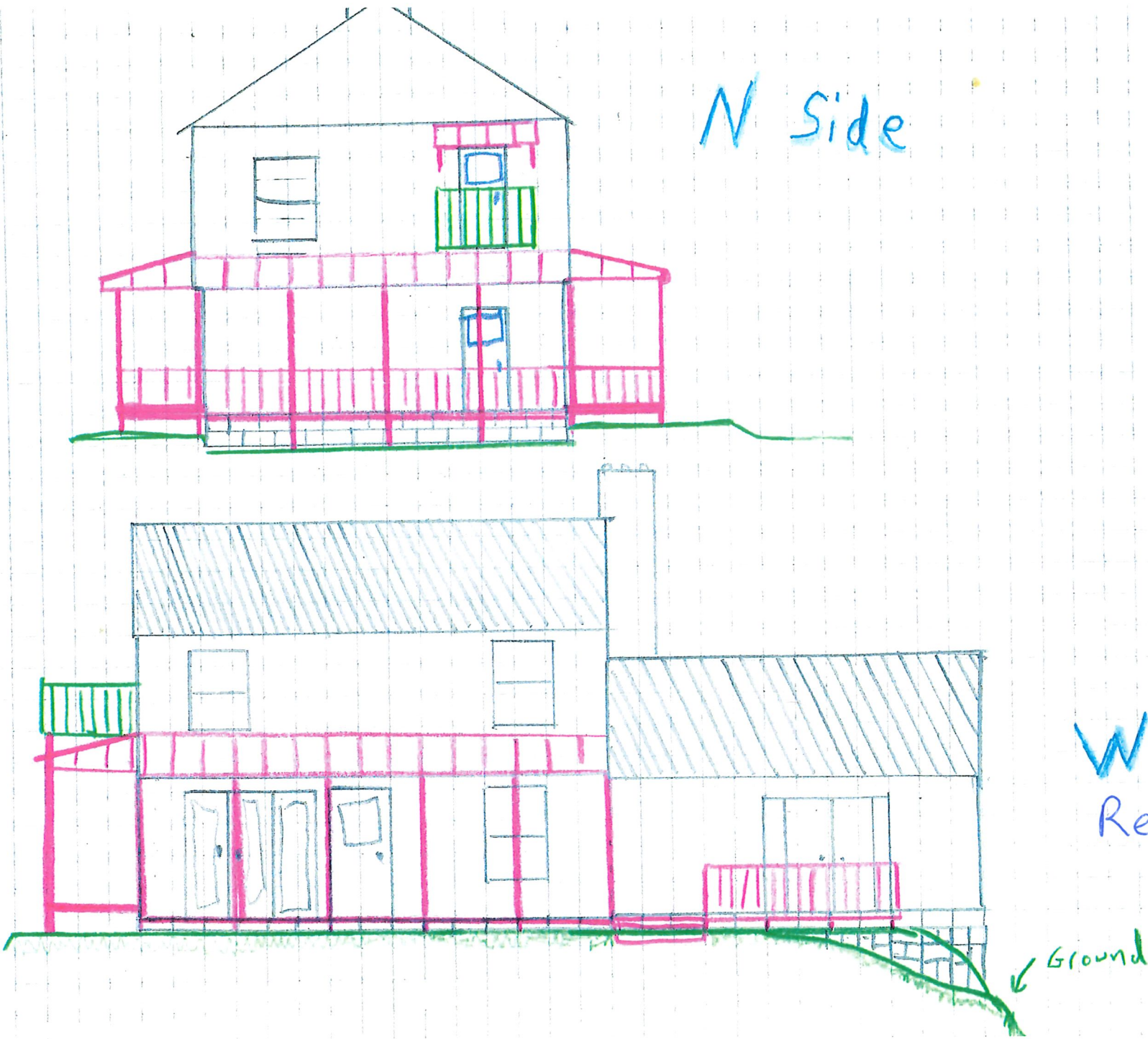
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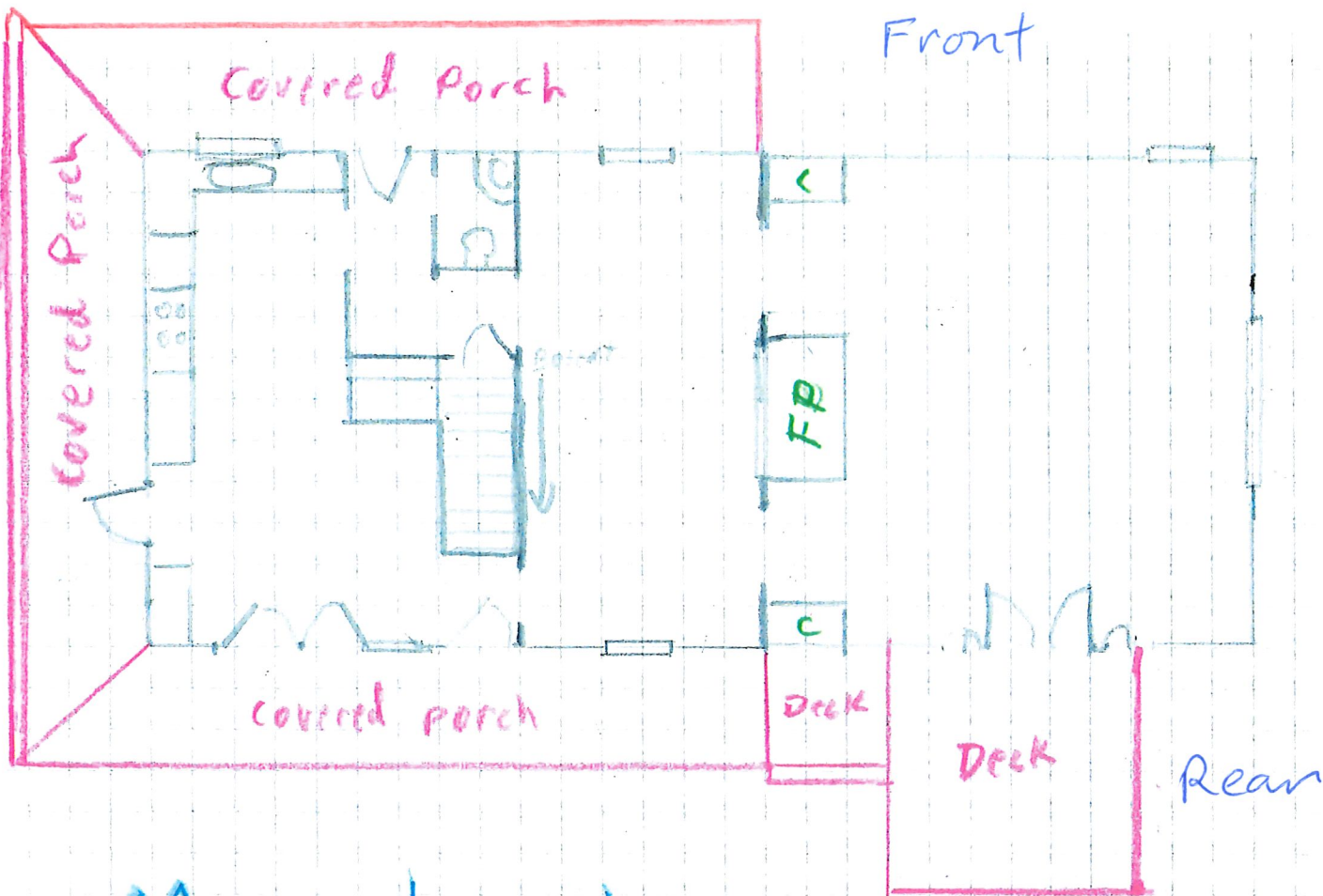


N Side

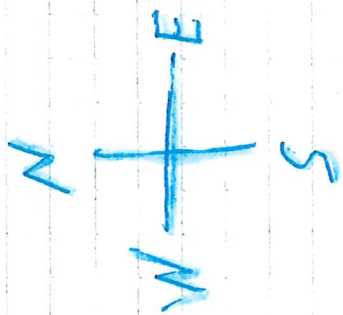
W side  
Rear

Ground





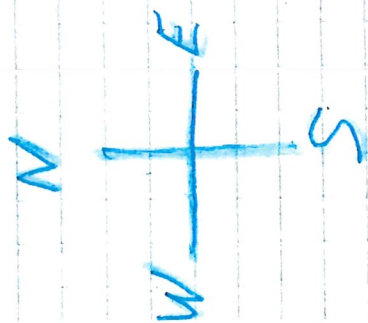
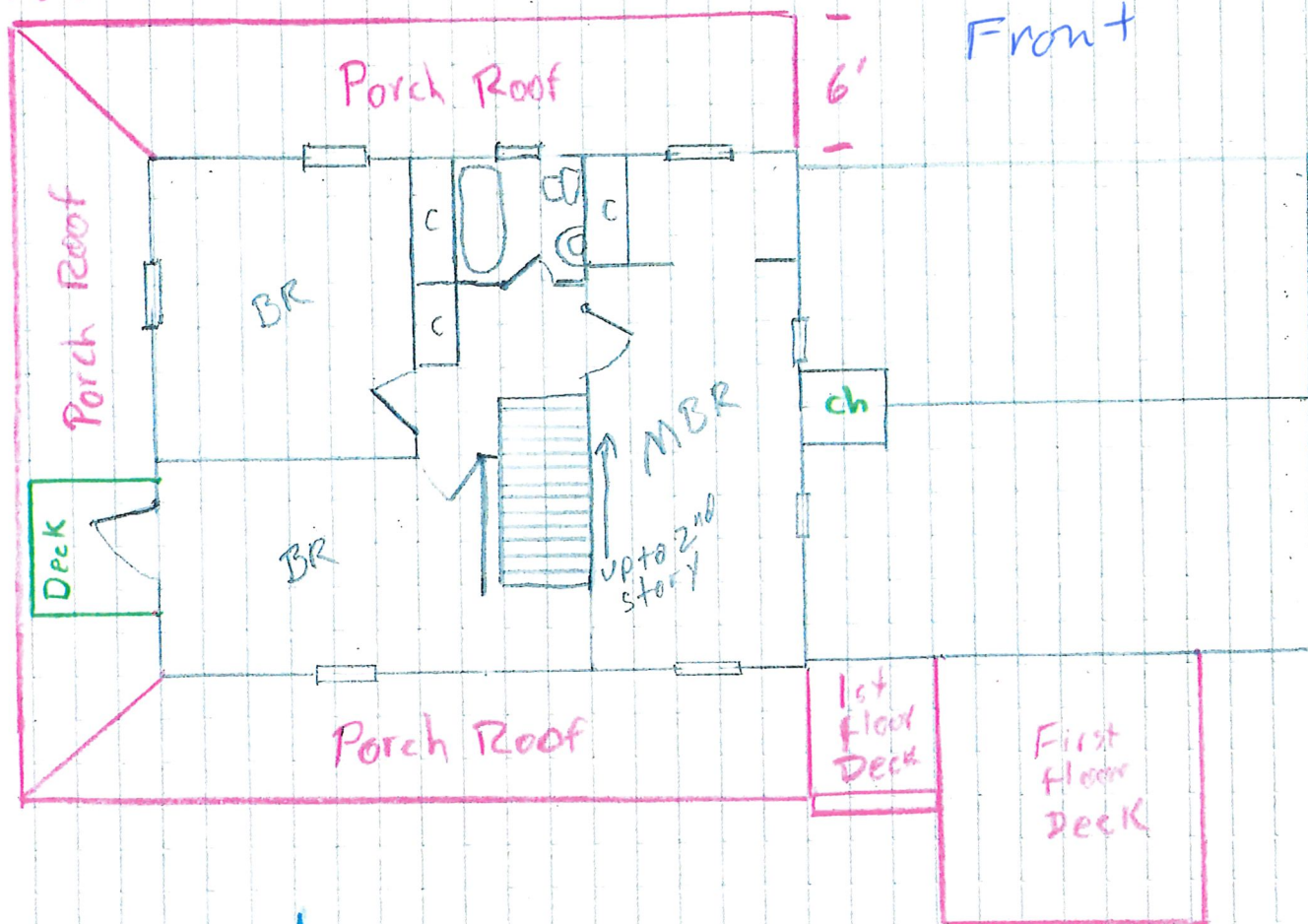
Main Level



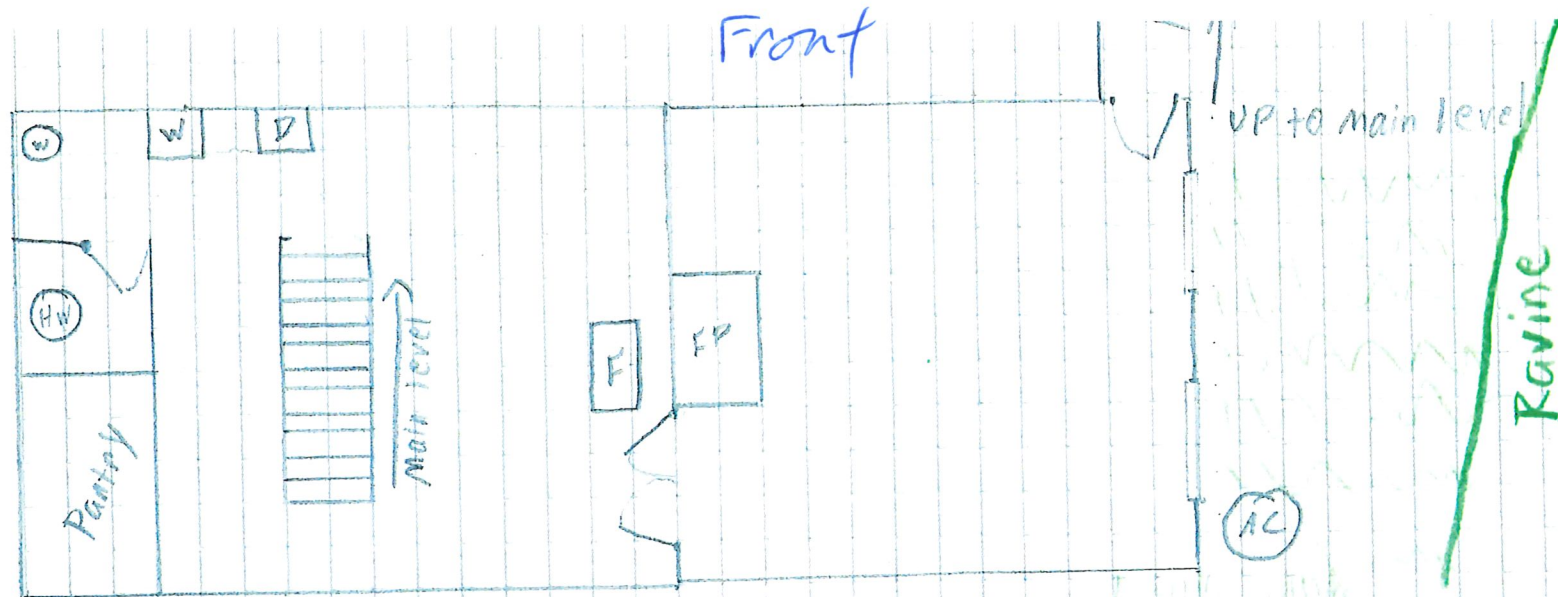
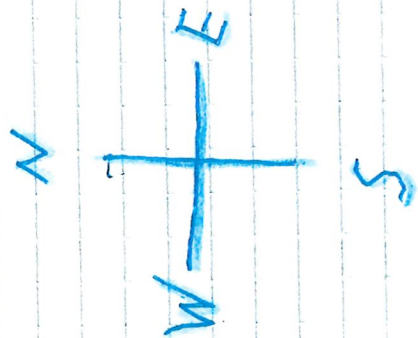
Scale:  $\frac{1}{4}" = 2'$ ;  $1" = 8'$

Porch = 6'  
North side shows 6' 10" overhang

1-6'10"



Note: 2nd story overhangs 1st story by 10" on E and W sides





1736 Pettibone Lake Rd  
Highland MI 48356-3123

**View:** Front

**Structure:** Primary

**Photo Date:** 07/11/2000





1736 Pettibone Lake Rd  
Highland MI 48356-3123

**View:** Side

**Structure:** Primary

**Photo Date:** 12/13/2013





1736 Pettibone Lake Rd  
Highland MI 48356-3123

**View:** Rear

**Structure:** Primary

**Photo Date:** 12/13/2013





SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: NORMAN E JOHNSON

File No.: 5575-13

Address: 1736 Pettibone Lake Rd

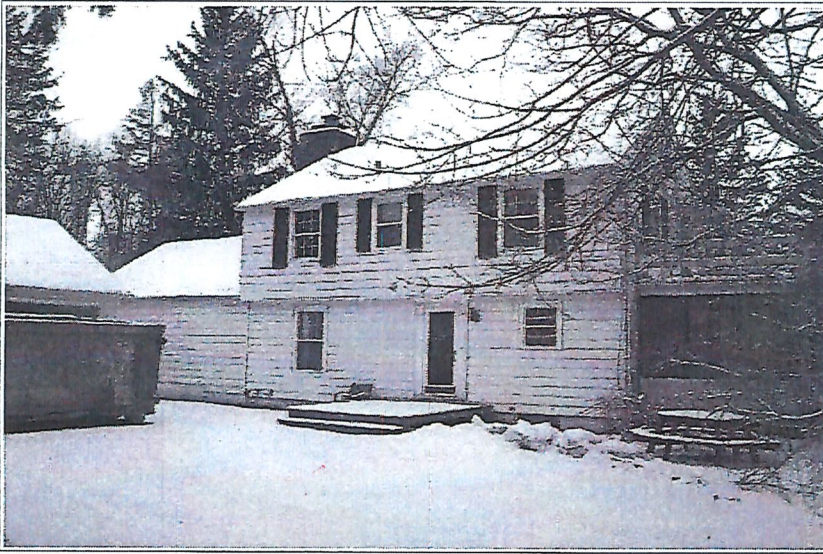
Case No.: 0417667557

City: Highland

St: MI

Zip: 48356-3123

Lender: Fifth Third-Retail



FRONT VIEW OF  
SUBJECT PROPERTY

Date: March 16, 2013

Appraised Value: \$ 231,000

← Old Enclosed  
Porch



REAR VIEW OF  
SUBJECT PROPERTY

Old  
Enclosed  
Porch →



STREET SCENE



Front  
2025



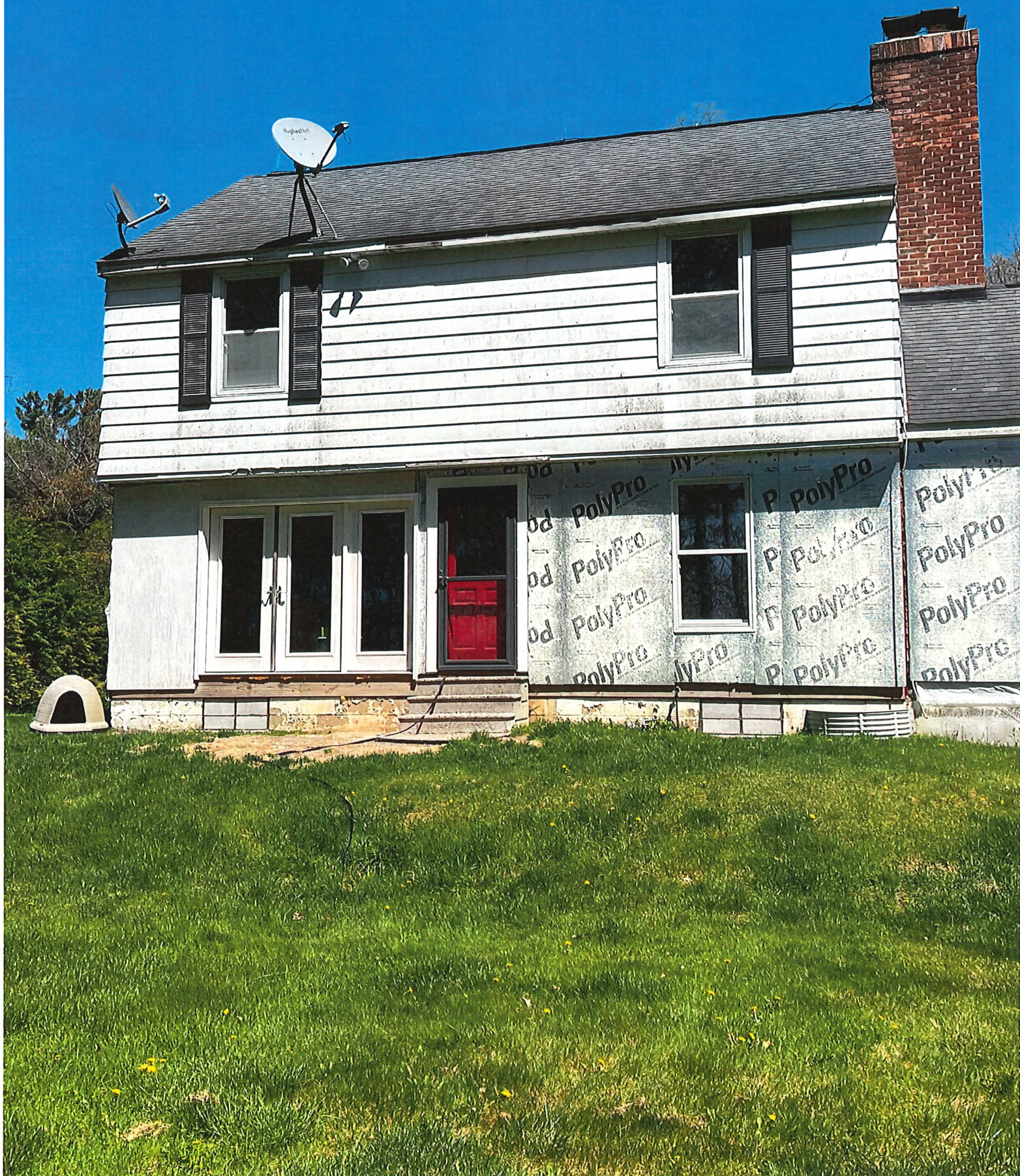


Side  
2025





Rear  
2025





# 1736 PETTIBONE LAKE RD HIGHLAND MI 48356-3123



3 beds / 1 full baths / 1 half baths / 1938 sq ft

## Residential Property Profile

11-27-400-022

**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) : NORMAN JOHNSON & LISA M FLORES-JOHNSON  
Postal Address : 1736 PETTIBONE LAKE RD HIGHLAND MI 48356-3123

### Location Information

Site Address : 1736 PETTIBONE LAKE RD HIGHLAND MI 48356-3123  
PIN : 11-27-400-022 Neighborhood Code : LAG  
Municipality : Charter Township of Highland  
School District : 63220 HURON VALLEY SCHOOLS  
Class Code : 401 Residential - Improved

### Property Description

T3N, R7E, SEC 27 S 82.50 FT OF SE 1/4 OF SE 1/4 2.50 A

### Most Recent Sale Since 1994

Date : 07/12/2013  
Amount : \$231,000 Liber : 46150:801  
Grantee : JOHNSON, LISA FLORES  
Grantor : BARNES, ALAN D JOHNSON, NORMAN

### Tax Information

Taxable Value : \$112,224 State Equalized Value : \$201,130  
Current Assessed Value : \$201,130 Capped Value : \$112,224  
Effective Date For Taxes : 12/01/2024 Principal Residence : N/A  
Exemption Type  
Summer Principal Residence Exemption Percent : 0% Winter Principal Residence Exemption Percent : 0%

#### 2023 Taxes

Summer : \$4,200.05  
Winter : \$1,332.44  
Village :

#### 2024 Taxes

Summer : \$4,406.08  
Winter : \$1,488.39  
Village :

### Lot Information

Description : ROLLING HIGH WOODED WATERFRONT RAVINE Area : 2.5 ACRES

11-27-400-022

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### Primary Structure

Structure	: Colonial/2Sty	Living Area	: 1938 SQ FT
Ground Floor	: 1203 SQ FT	Year Built	: 1930
Effective Year	: 1963	Remodel Year	: 0
Stories	: 2 Story	Rooms	: 8
Bedrooms	: 3	Full Baths	: 1
Half Baths	: 1	Fireplaces	: 3
Ext Walls	: Alum., Vinyl	Basement	: YES - FULL
Garage	: SEPARATE - 2 car (388 SQ FT)	Heat	: Forced Heat & Cool
Fuel Type	: Gas	Central Air	: Yes

### Basement Information

Finish	: RECREATION ROOM FINISH	Area	: 480 SQ FT
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### Porch Information

Type	Area
CPP	25 SQ FT
WGEP (1 Story)	180 SQ FT
CPP	15 SQ FT

No property address available

beds / full baths / half baths / sq ft

*This new assessing  
profile will be complete  
after the new  
year.*



## Residential Property Profile

11-27-400-028

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### Owner Information

Owner(s) : NORMAN JOHNSON  
Postal Address : 1736 PETTIBONE LAKE RD HIGHLAND MI 48356-3123

### Location Information

Site Address : No property address available  
PIN : 11-27-400-028 Neighborhood Code :  
Municipality : Charter Township of Highland  
School District :  
Class Code :

### Property Description

T3N, R7E, SEC 27 & 34 PART OF SE 1/4 OF SEC 27 S 82.50 FT OF SE 1/4 OF SE 1/4, ALSO PART OF NE 1/4 OF NE 1/4 OF SEC 34 DESC AS BEG AT NE SEC COR OF SEC 34, TH S 136.50 FT, TH S 89-46-00 W 607 FT, TH NWLY ALG CEN OF RAVINE TO PT ON N SEC LINE, TH N 89-46-00 E 998 FT TO BEG 5.00 A 5-6-25 FR 022 & 34-226-001

### Split/Combination Information

Added Status : Added Parcel  
Added Date : 05/09/2025 Added From : FROM 1127400022  
1134226001

### No Sales Since 1994

### Tax Information

Taxable Value	:	State Equalized Value	:
Current Assessed Value	:	Capped Value	:
Effective Date For Taxes	: 12/01/2024	Principal Residence	: N/A
		Exemption Type	
Summer Principal	: 0%	Winter Principal Residence	: 0%
Residence Exemption		Exemption Percent	
Percent			
Taxes		Taxes	
Summer	:	Summer	:
Winter	:	Winter	:
Village	:	Village	:

### Lot Information

Description : Area : ACRES