



# MEMORANDUM

To: Zoning Board of Appeals

From: Samantha George, Assistant Zoning Administrator

Date: January 21, 2026

Re: ZBA26-01

3201 Lester Dr  
11-12-203-011

Applicant: James Cooper

Owner: James Cooper

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The subject parcel is zoned LV – Lake and Village Single-Family Residential District. The total parcel size is approximately 0.218 acres (~9,496 sq ft).

The required setbacks for this parcel are as follows:

Front yard (from road right-of-way NOT edge of road0: 38 ft (Lester) Southeast

Front yard (from road right-of-way NOT edge of road0: 30 ft (Orchard Dale) Southwest

Side yards: 5 ft Northeast / 10ft Northwest

This variance request is for a 11-foot variance from the calculated 30-foot southwest front yard setback to 19-feet provided and a 6-inch variance from the calculated 30-foot southwest front yard setback to 29.5-feet provided. This request is for a reduction of the southwest front yard setback for the construction of a house with covered porch & a detached garage.

This request is for a variance from Sec. 9.02.B.a. of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan with construction drawing. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and 9.02.B.a. of the Zoning Ordinance.

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS  
APPLICATION FOR APPEAL

APPLICANT
NAME: <u>James Cooper</u>
ADDRESS: <u>3201 Lester Dr</u>
<u>Highland MI 48356</u>
PHONE: _____
EMAIL: _____

OWNER
NAME: <u>James Cooper</u>
ADDRESS: <u>3201 Lester Dr</u>
<u>Highland MI 48356</u>
PHONE: <u>248 520 3714</u>
EMAIL: <u>Camjimcooper@gmail.com</u>

PROPERTY ADDRESS: 3201 Lester Drive Highland MI 48356

ZONING: LV PROPERTY TAX ID NO: 11-12-203-011

ORDINANCE SECTIONS BEING APPEALED: 9.02.B.a

VARIANCES REQUESTED: A 6inch variance from the required 30 feet front yard setback to 29.5 feet provided for the construction of a detached Garage.  
A 11 feet variance from the required 30' front yard setback to 19 feet provided for the construction of a house w/covered porch.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: the property is oddly shaped with 2 front yards and 2 side yards. it is a narrow lot on a corner. one side is 43' which would be the front yard.

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: J. Bosh

DATE: 12-9-25

SIGNATURE OF APPLICANT: J. Bosh

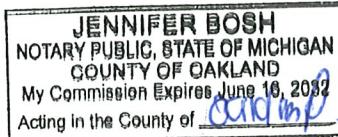
DATE: 12-9-25

**Signature of applicant must be notarized.**

Subscribed and sworn to before me this

9 day of December, 2025  
Jennifer Bosh Notary Public  
 My Commission expires 06/16/2022

APPLICATION FEE: <u>\$275.00</u>
Receipt# <u>10000064463</u> Date Paid <u>12/9/25</u>
Received by <u>Suz</u>



Form revised 5/21/2024  
 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.

The property is oddly shaped with 2 front yards and 2 side yards. It is a narrow lot on a corner. One side is 43', which would be the front yard.

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

No, the front setback on Orchard Dale could not be met by any average home.

- 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.)

I bought the lot with anticipation to build.

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



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## Sec. 9.02. LV—Lake and Village Residential District.

### A. *Creation of new lots in the Lake and Village Residential District.*

1. No new Lake and Village Residential Districts shall be created. New parcels within the district may be created through land division and combination, subject to the following:
  - a. Where public sewer and public water service is available the minimum buildable area shall be fourteen thousand (14,000) square feet, provided the lot fronts a street, and twenty thousand (20,000) square feet where the lot fronts a major thoroughfare, and minimum frontage shall be eighty (80) feet;
  - b. Where public sewer and/or public water is not available the minimum buildable area shall be twenty thousand (20,000) square feet, provided the lot fronts a street and twenty-five thousand (25,000) square feet where the lot fronts a major thoroughfare and minimum frontage shall be one hundred and twenty (120) feet;
2. The lot must satisfy all criteria specified in the Land Division Ordinance.
3. No lot shall be divided in such a way as to create a non-conforming lot or to increase the degree of nonconformity already in existence.

### B. *Setbacks.*

#### a. *Front yard setback.*

- a. A front yard setback shall be determined to promote consistency with established patterns within a developed neighborhood. The required setback will range from 30 feet to 40 feet based on analysis of existing houses within 200 feet of the subject parcel, located on the same side of the road as the subject parcel. If there are no homes within 200 feet of the subject parcel, the required front yard setback shall be 40 feet.
- b. In determining the setback, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:
  - 1) Determine which existing houses shall be considered in the calculations.
  - 2) Determine the distance from each house to the front property line and record the distance.
  - 3) Subtract 30 feet from each measurement and record the difference. For measurements 30 feet or less, enter zero feet for further calculations. For measurements greater than 40 feet, enter ten feet for further calculations.
  - 4) Determine the average difference of all measurements as recorded in step 3) (e.g. add all recorded differences and divide by the number of samples). Add this calculated average to 30 feet. This is the required setback.

- c. The Zoning Administrator may refer any plot plan to the Zoning Board of Appeals for determination of the required setback.

#### b. *Side yard setback.*

- a. For all principal and accessory buildings and structures, the side yard setbacks are established based on lot width, as follows:

Lot Width (feet)	Least Side (feet)	Total Both Sides (feet)
120 or greater	10	30

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90 to 119	10	25
70 to 89	5	20
40 to 69	5	15

c. *Rear yard setback.*

- a. A rear yard setback shall be determined to promote consistency with established patterns within a developed neighborhood. The required setback will range from 30 feet to 40 feet based on analysis of existing houses within 200 feet of the subject parcel, located on the same side of the road as the subject parcel. If there are no homes within 200 feet of the subject parcel, the required rear yard setback shall be 40 feet.
- b. In determining the setback, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:
  - 1) Determine which existing houses shall be considered in the calculations.
  - 2) Determine the distance from each house to the rear property line and record the distance.
  - 3) Subtract 30 feet from each measurement and record the difference. For measurements 30 feet or less, enter zero feet for further calculations. For measurements greater than 40 feet, enter ten feet for further calculations.
  - 4) Determine the average difference of all measurements as recorded in step 3) (e.g. add all recorded differences and divide by the number of samples). Add this calculated average to 30 feet. This is the required setback.
- c. The Zoning Administrator may refer any plot plan to the Zoning Board of Appeals for determination of the required setback.

C. *Setback exceptions and height restrictions for accessory structures.*

- a. One (1) storage shed not greater than one hundred and fifty (150) square feet in area and not greater than ten (10) feet in height may be permitted as close as five (5) feet to side lot line or rear lot line. All sheds must comply with required front yard setback.
- b. One (1) accessory structure such as a garage, swimming pool, or play structure not greater than two hundred and forty (240) square feet in area and not greater than fifteen (15) feet in height may be permitted as close as ten (10) feet to the rear lot line provided the structure complies with the required side yard setback.

D. *Minimum Setback from the Ordinary High Water Mark.*

- a. The setback from the ordinary high water mark shall be determined to promote consistency with established patterns within a developed neighborhood, while protecting viewsheds of the lake for neighboring properties.
- b. Typically, the setback from the ordinary high water mark is sixty-five (65) feet. The setback may be reduced to as little as thirty (30) feet on lakefront lots, based on an analysis of like structures on parcels within two hundred (200) feet of the subject parcel, located along the lakeshore. This setback reduction may be applied to principle primary structures or to uncovered porches and decks. This setback reduction may not be applied to accessory structures such as garages and boathouses.
- c. In determining the setback reduction, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:

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- 1) Determine which existing primary structures or decks/uncovered porches shall be considered in the calculations. Decks and uncovered porches shall not be used in determining setback reductions for a principle structure, but principle structures may be used in determining setback reductions for decks/uncovered porches.
- 2) Determine the distance from each structure to the presumed ordinary high water mark and record the distance.
- 3) For parcels with no structures are closer to the presumed high water mark than sixty-five (65) feet, enter a value of zero for further calculations. For parcels with structures closer to the presumed high water mark than thirty (30) feet, enter a value of thirty-five (35) feet for further calculations. For remaining parcels with structures falling between those two (2) limiting factors, enter the difference between sixty-five (65) feet and the measured distance.
- 4) Determine the average difference of all measurements as recorded in Step 3 (e.g. add all recorded differences and divide by the number of samples). This result represents the allowable setback reduction.

E. *Minimum floor area per residential unit.* One thousand (1,000) square feet.

F. *Minimum first floor area per residential unit.* Seven hundred and fifty (750) square feet.

G. *Maximum height for principal structures.* Two stories or twenty eight (28) feet.

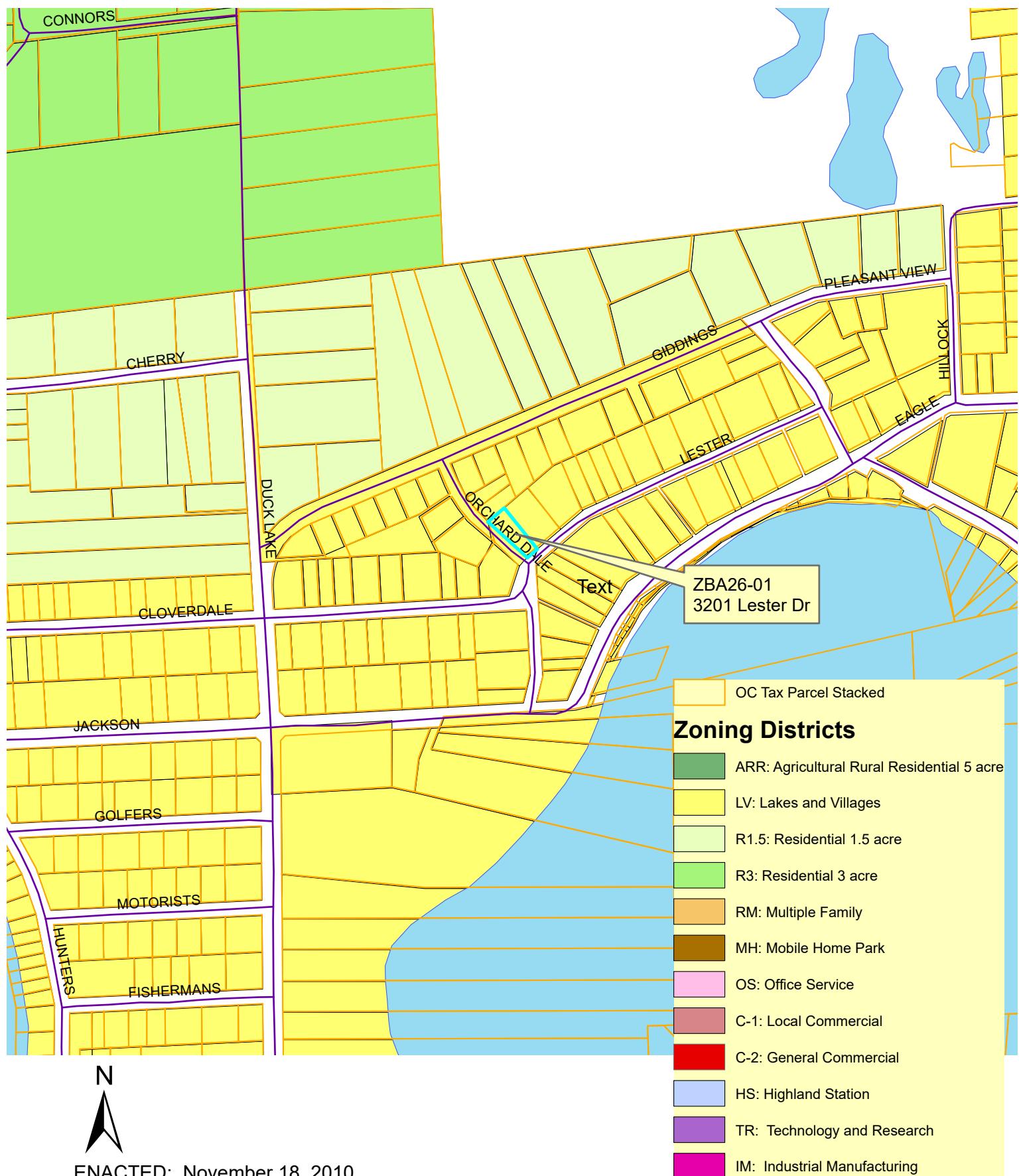
H. *Maximum height for residential accessory structures.* Twenty eight (28) feet for all accessory structures which comply with the setback requirements under Section 9.02B, Setbacks. See Section 9.02C, Setback Exceptions and Height Restrictions for Accessory Structures for height restrictions for accessory structures placed under the provisions for setback exceptions.

I. *Maximum Lot Coverage.* The maximum lot coverage for all building (principal and accessory) is as follows:

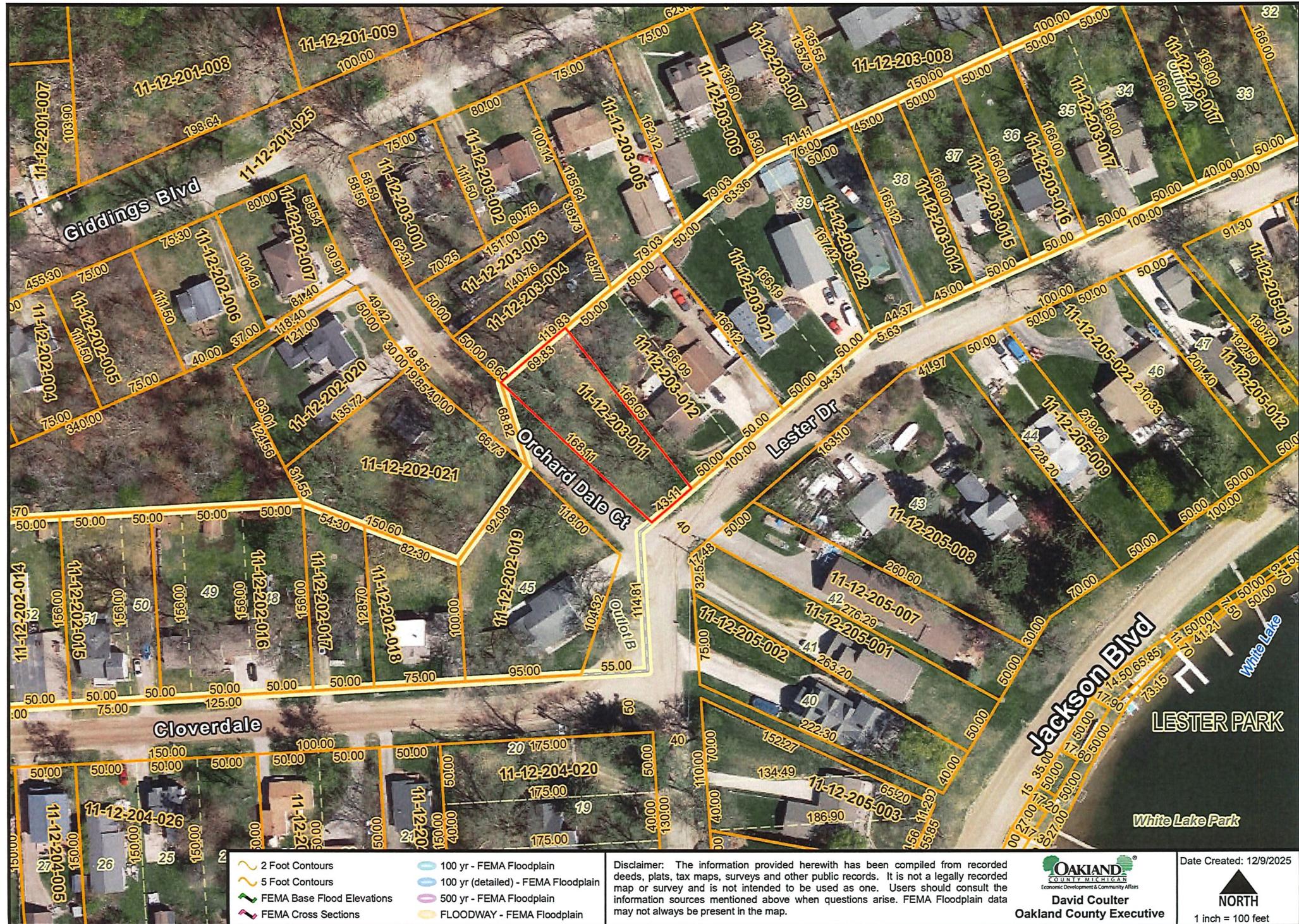
- a. For lots with net area less than fourteen thousand (14,000) square feet, the maximum lot coverage shall be forty-five (45) percent.
- b. For lots with net area of fourteen thousand (14,000) square feet or greater, the maximum lot coverage shall be thirty-five (35) percent.

( Ord. No. Z-006, § 3, 10-14-2015 )

# CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



**3201 Lester Dr**



## 2 Foot Contours

## 5 Foot Contours

 FEMA Base Flood Elevations

 FEMA Cross Sections

100 yr - FEMA Floodplain

100 yr - FEMA Floodplain

100 yr (detailed) - FEM

### 500 yr - FEMA Floodplain

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



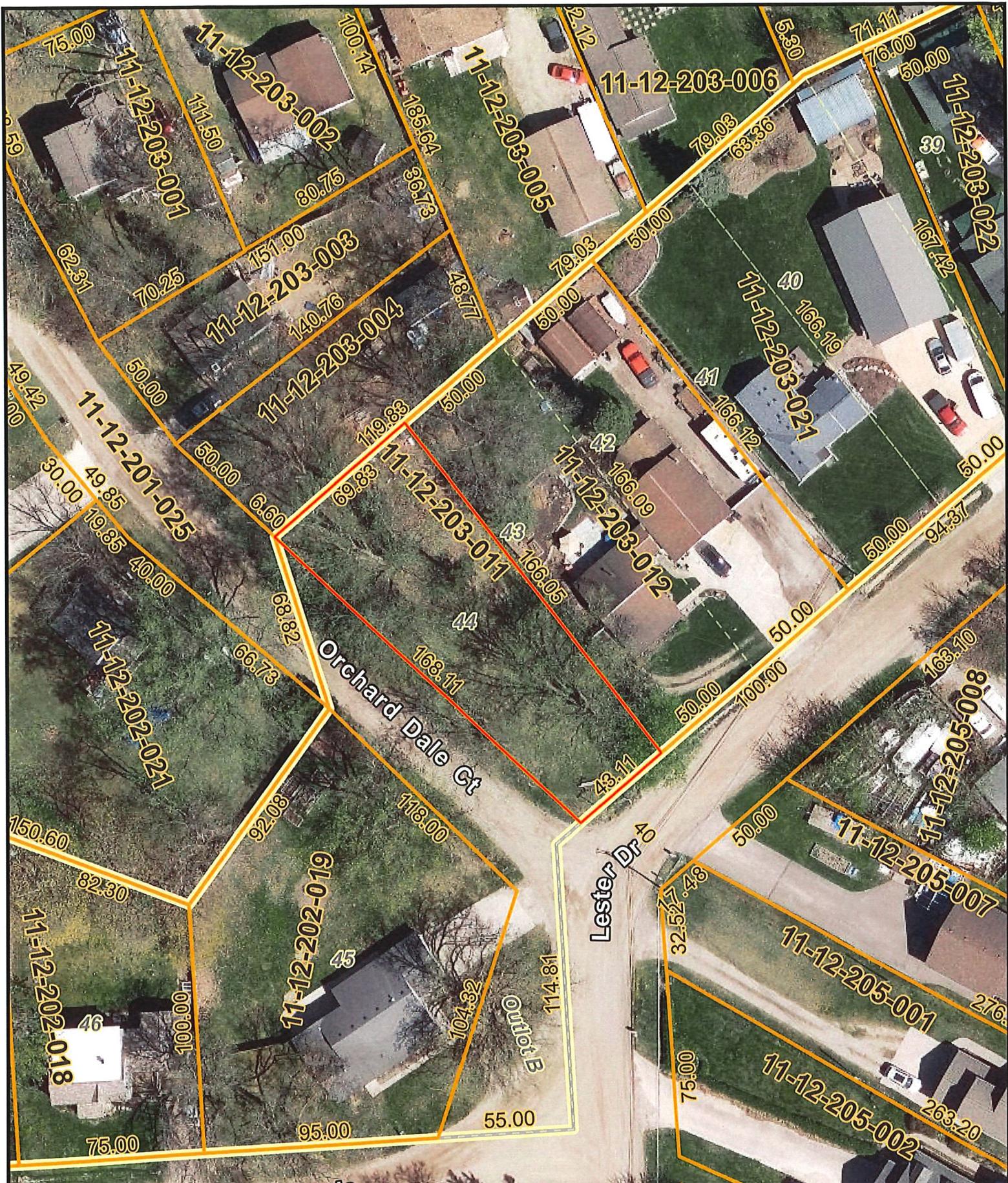
**David Coulter**  
**Oakland County Executive**

Date Created: 12/9/2025

NORTHLAND

1 inch = 100 feet

# 3201 Lester 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

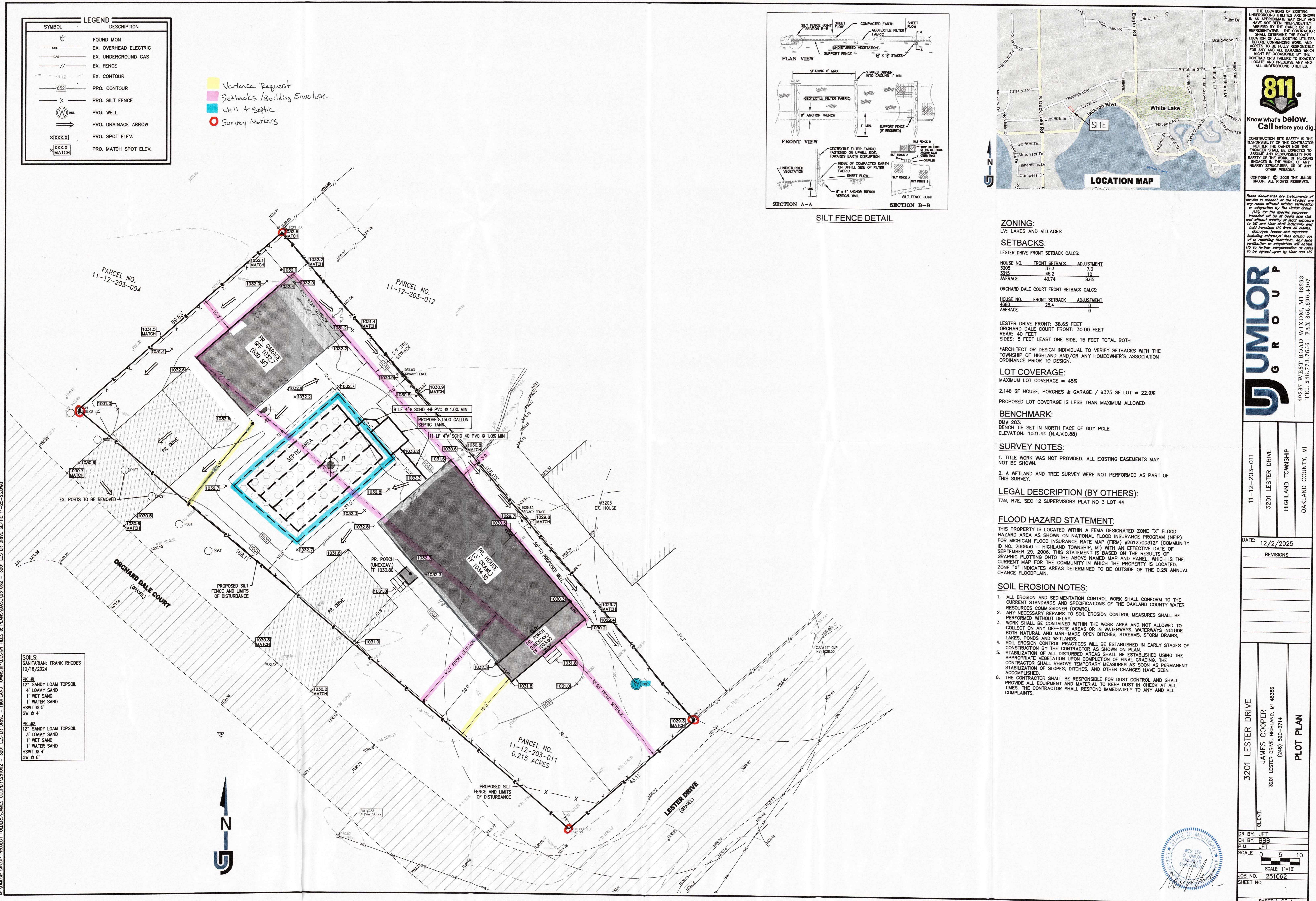
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David Coulter  
Oakland County Executive

Date Created: 12/9/2025

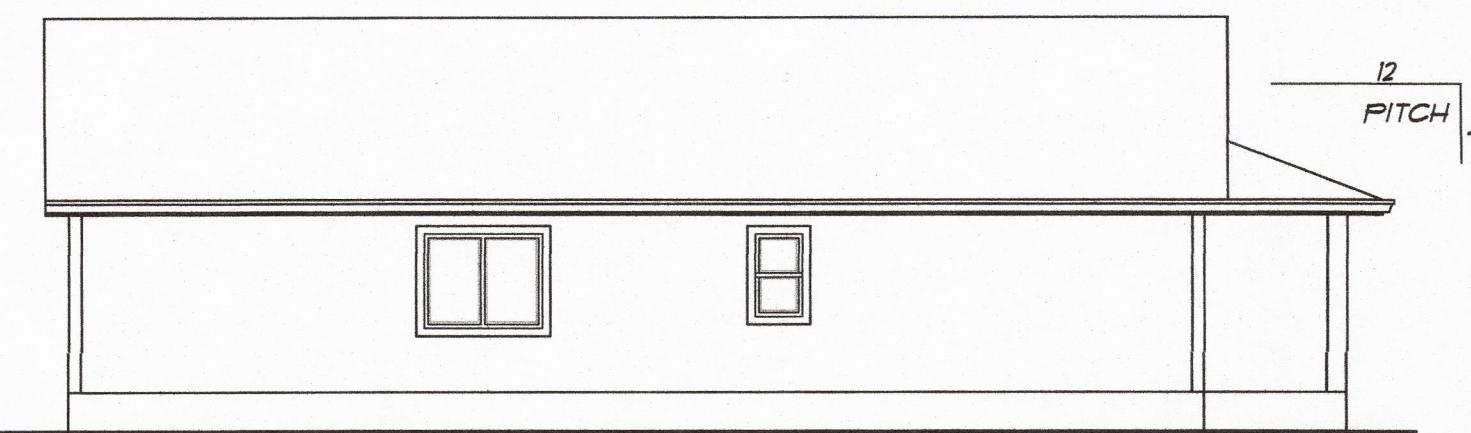






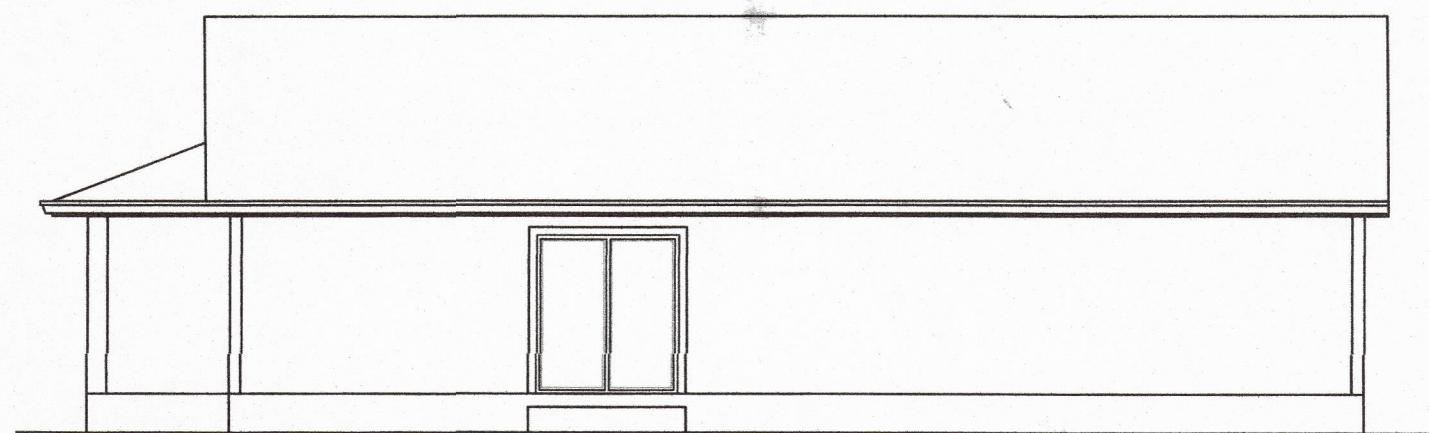
## FRONT ELEVATION

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



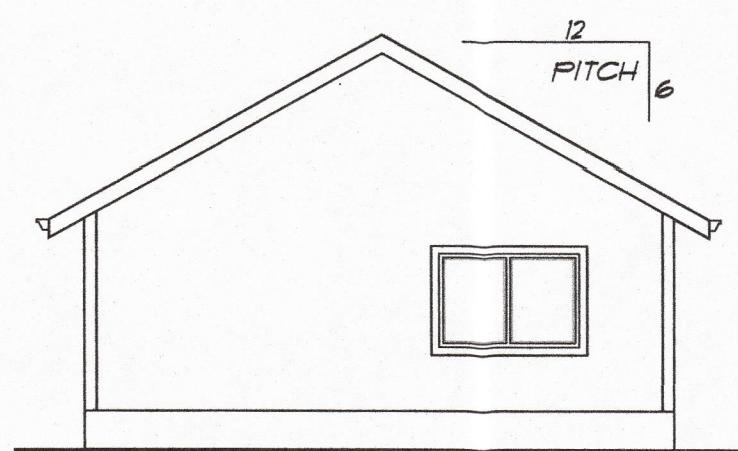
## LEFT ELEVATION

SCALE: 1/8"=1'-0"



## RIGHT ELEVATION

SCALE: 1/8"=1'-0"



## REAR ELEVATION

SCALE: 1/8"=1'-0"

### DISCLAIMER

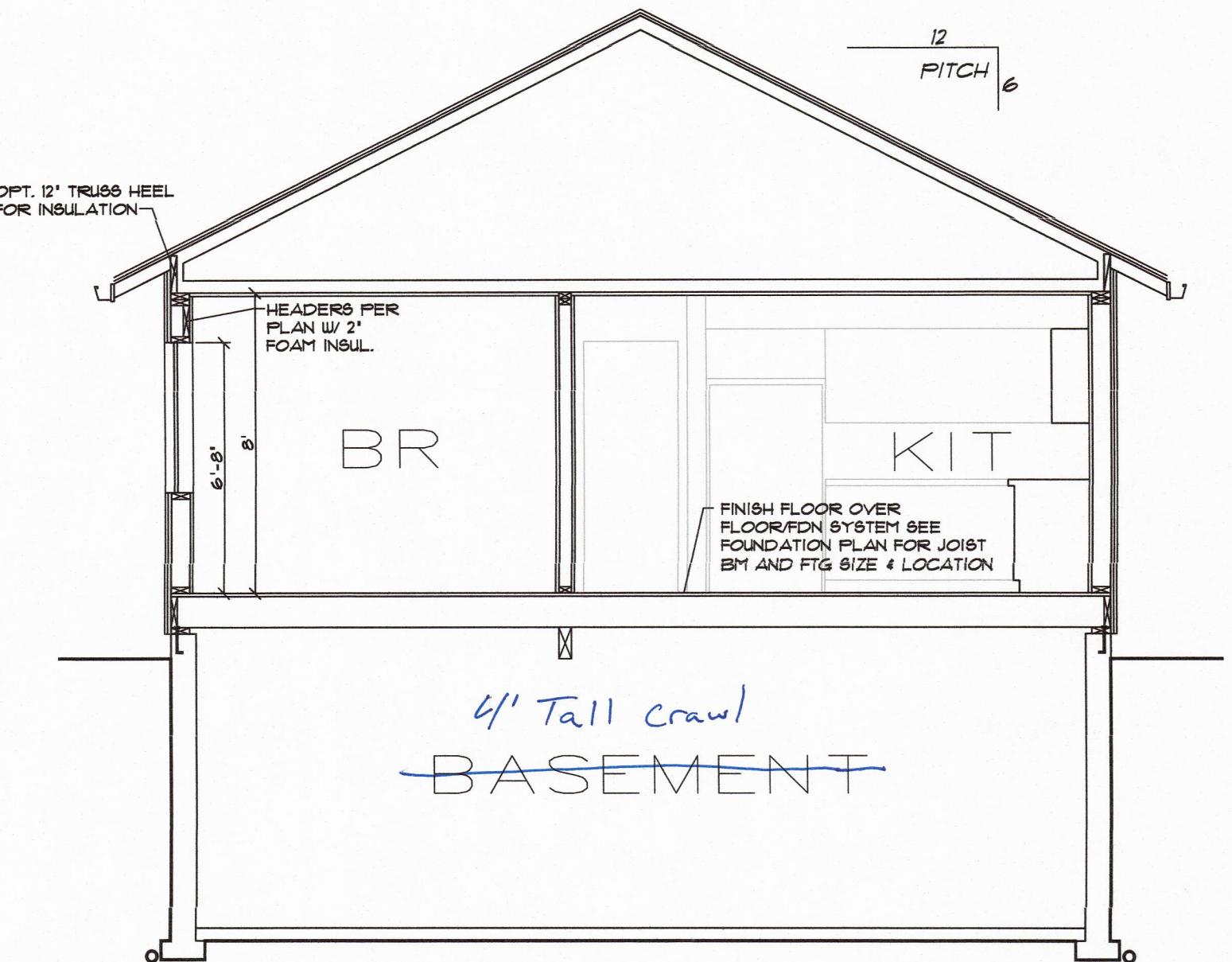
ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE OR APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND TO NOTIFY THE DESIGNER OF ANY ERRORS IN THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER CAN NOT BE HELD RESPONSIBLE FOR MISINTERPRETATION OR MISUSE OF INFORMATION HEREIN, OR USE BY PEOPLE NOT KNOWLEDGEABLE OF BUILDING CONSTRUCTION AND IT'S DERIVATION AND IMPLEMENTATION.

FRONT ELEVATION  
LEFT ELEVATION  
RIGHT ELEVATION  
REAR ELEVATION

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

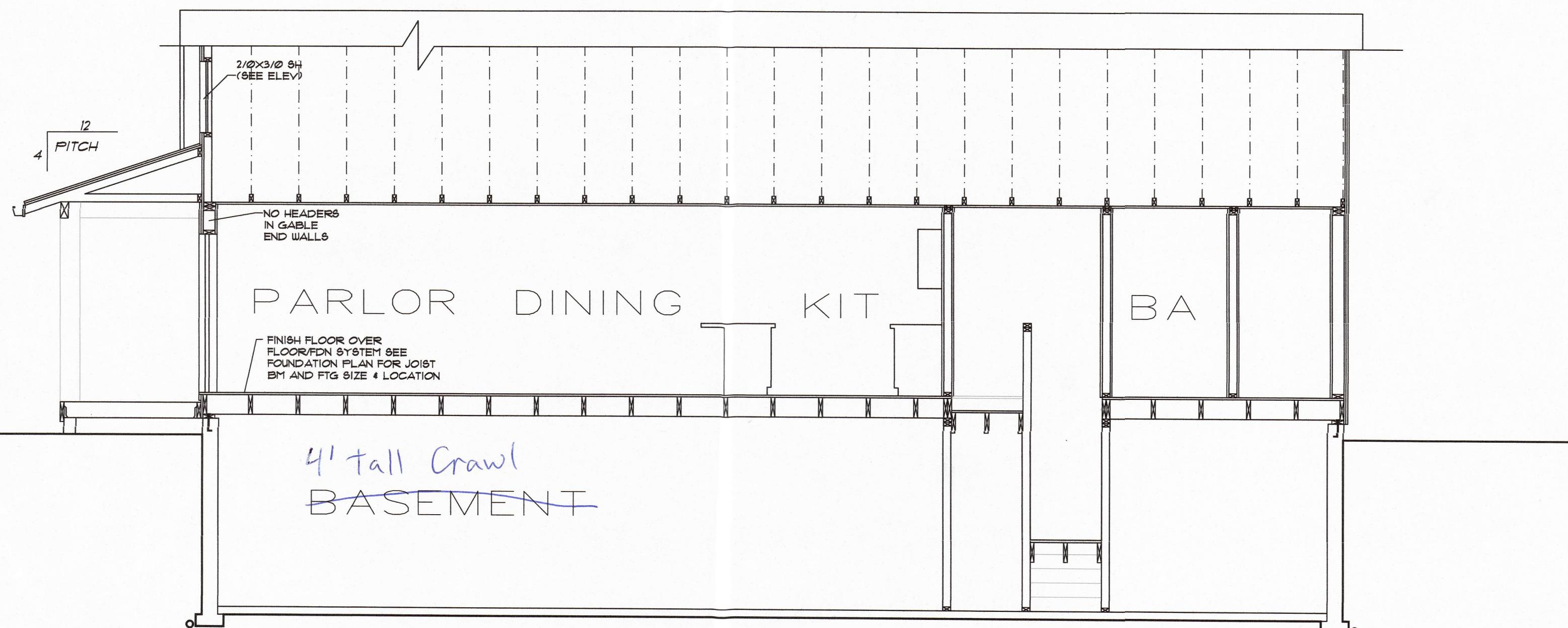


PLAN# 2448A  
NAME HOUSTO  
SHEET ELEVATI  
DATE 6/15/22  
SHEET# 1



SECTION A

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



SECTION B

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

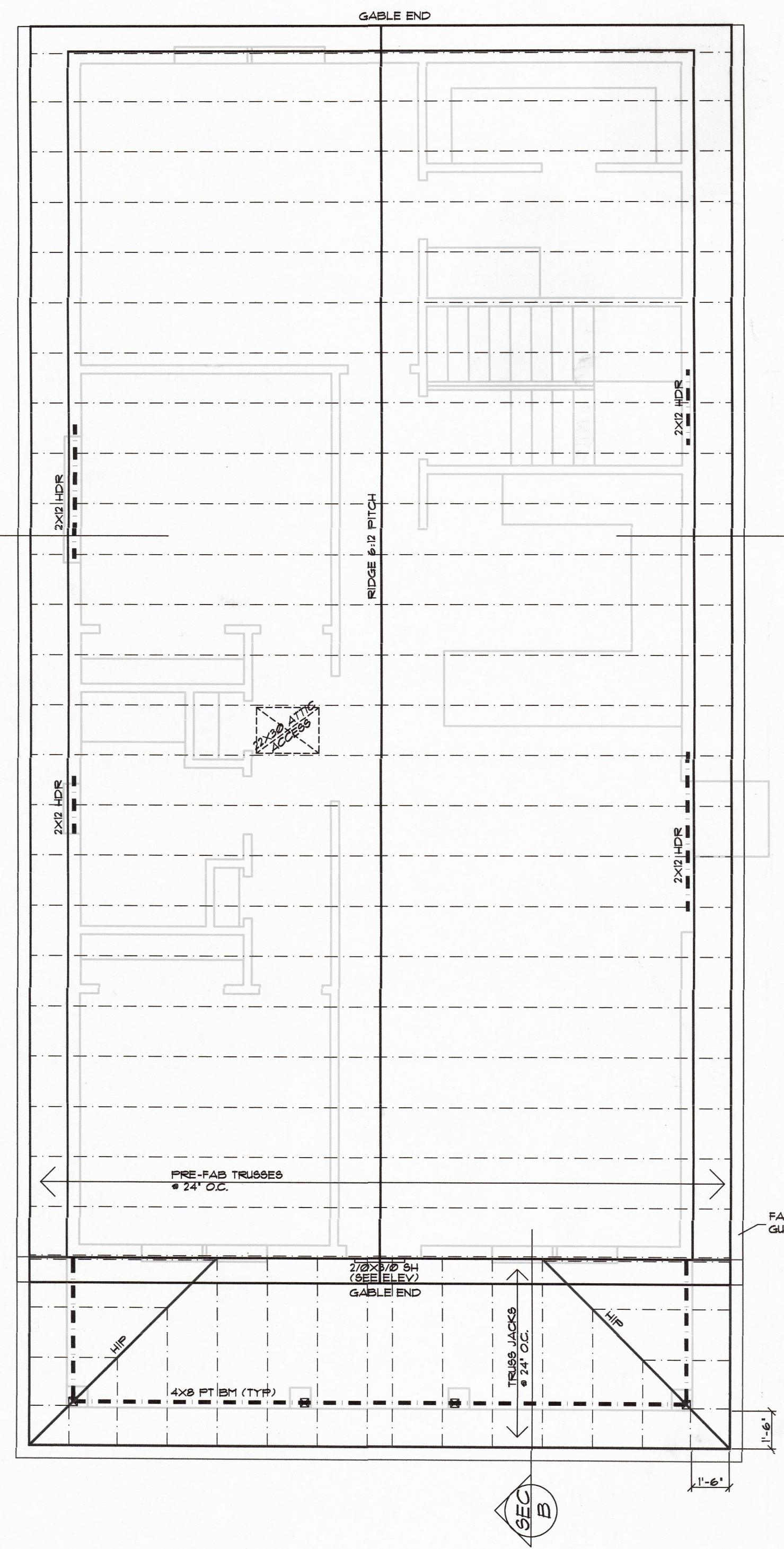
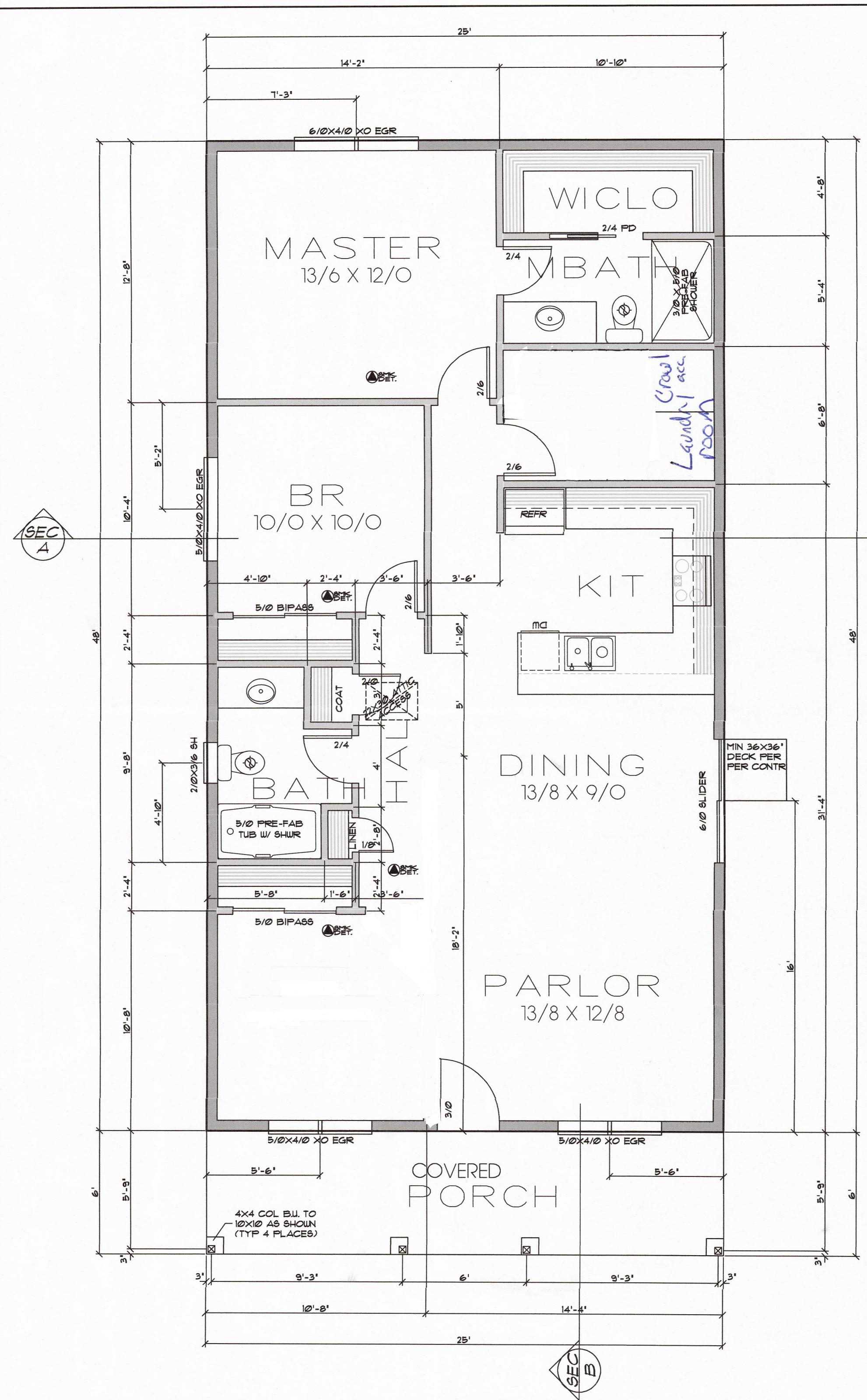
CROSS SECTIONS

SCALE: 1/4" = 1'-0" 1200 SF TOTAL



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iStockhousePlans.com

PLAN# 2448A  
NAME HOUSTON A  
SHEET SECTIONS  
DATE 6/15/22  
SHEET# 4



A vertical column of 12 geometric shapes for tracing practice. The shapes are arranged in four rows of three. Row 1: a rectangle, a circle, and a rectangle. Row 2: a circle, a circle, and a semi-circle. Row 3: a triangle, a triangle, and a triangle. Row 4: a rectangle, a circle, and a triangle.

SCALE: 1/4" = 1'-0" 1200 SF TOTAL

© COPYRIGHT 2008  
istockhouseplans.com

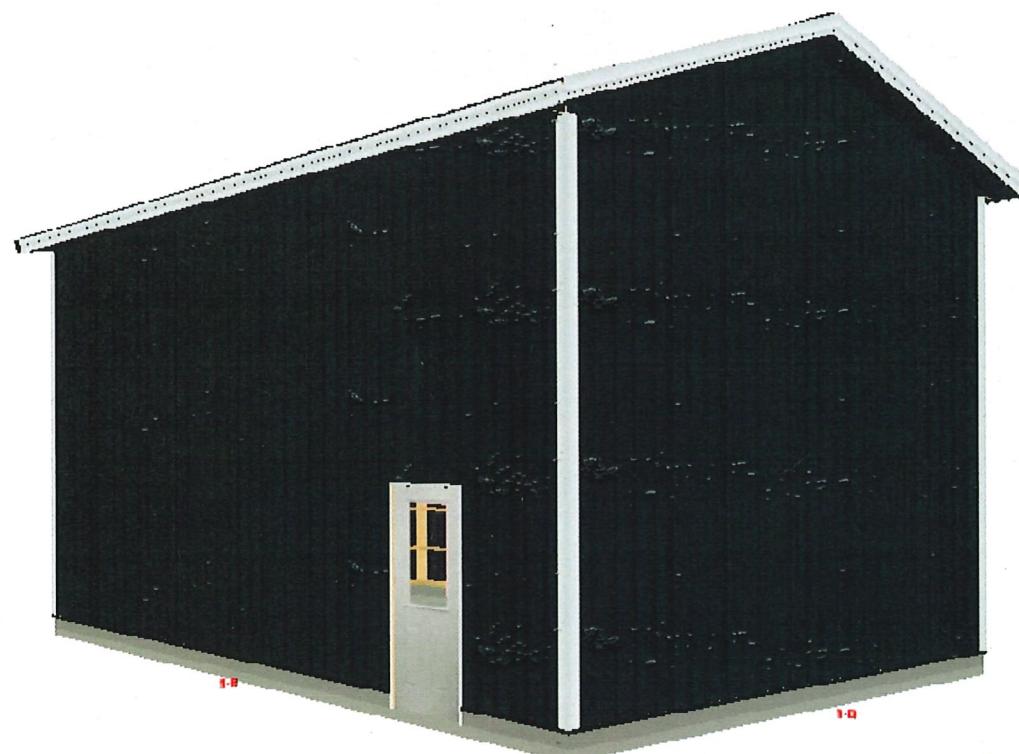
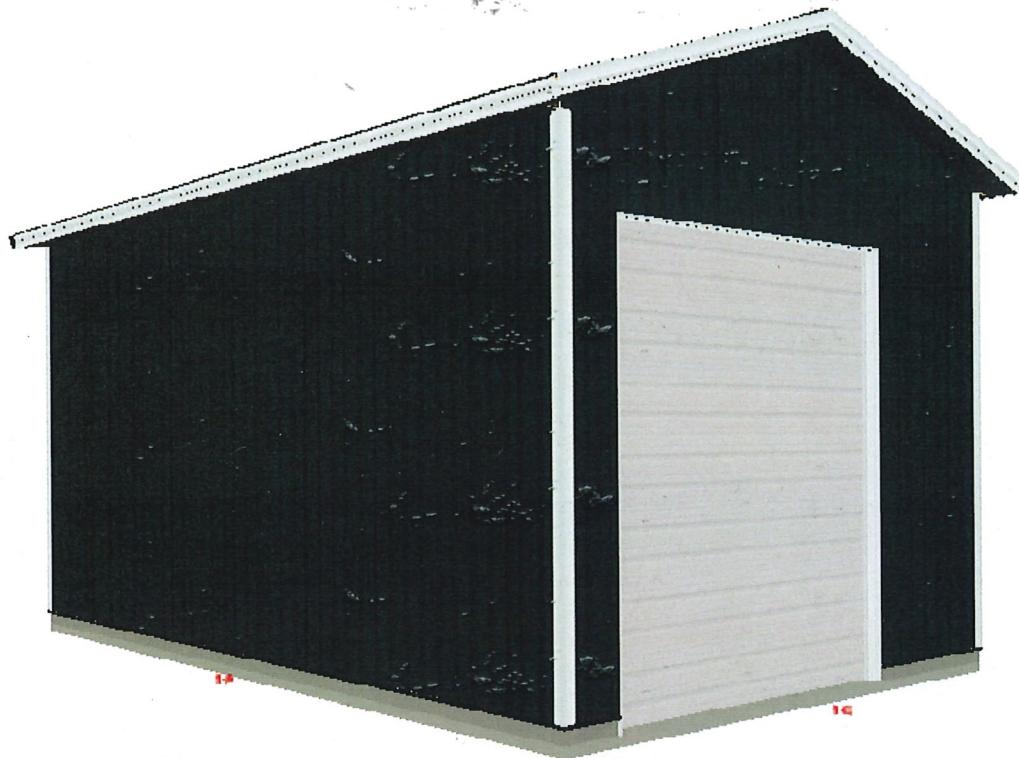
Design #: 336252436081  
Estimate #: 26136  
Store: BLOOMFIELD HILLS



Post Frame Building Estimate

Date: Dec 12, 2025, 9:58:20 AM

### Elevation Views



Date: 12/12/2025 - 9:58 AM

Design Name: Post Frame Design

Design ID: 336252436081

System V Estimate ID: 26136

Estimated price: \$13,139.04\*

\*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS®

# Design & Buy™

## POST FRAME

### How to recall and purchase a saved design at home



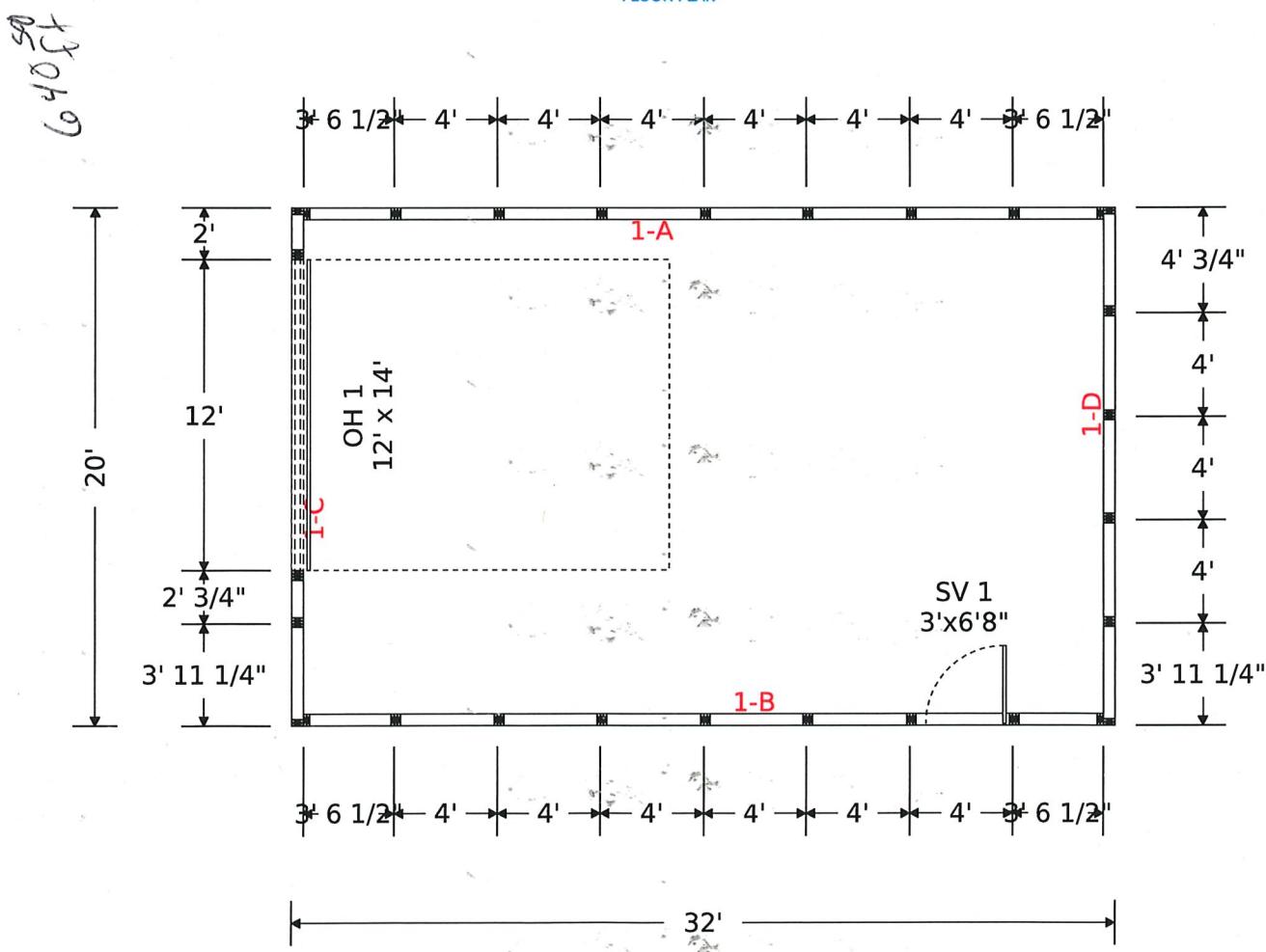
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 336252436081
4. Follow the on-screen purchasing instructions

### How to purchase at the store

1. Enter Design ID: 336252436081 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN





L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

Department of Health & Human Services

Kathleen Forzley, RS, MPA, Manager  
HEALTH DIVISION

[oakgov.com/health](http://oakgov.com/health)

March 27, 2013

TERESA M RUDOLPH  
3201 LESTER DR  
HIGHLAND MI 48356

Permit Number: 128-12-000029  
Parcel ID: 11-12-203-011  
Application Tracking Number: 63212049

**Re: FINAL REPORT FOR WELL ABANDONMENT AT 3201 LESTER DR, HIGHLAND, OAKLAND COUNTY, MI.**

Dear Teresa M Rudolph:

<b>Existing Well Information</b>		<b>From Application</b>
Existing well on site?	Yes	
Was the well properly abandoned?	Yes	
Have you received the Verification of Serviceable Use?		
Comments: Demo of home.		
Abandonment Log Received ?	Yes	Date: 03/28/2012
<b>Well Inside Parameter</b>		
Were there any construction violations observed?	No	
Were there any construction violations corrected?		
<b>Final Inspection Comments:</b>		
Demo of home.		
<b>Well Driller Info</b>		
Well Driller:	Zelony Well Drilling 63-1749	
Final Inspection by : rhodesf	Date: 03/27/2013	
Final Inspn. Recommendation: Accepted	Date : 03/27/2013 14:01	

Please contact the appropriate office with any questions. Our office hours are 8:30 a.m. to 5:00 p.m., Monday through Friday. However, the field sanitarians are generally in the office between the hours of 8:30 a.m. to 10:00 a.m.

Sincerely,

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

*F. Rhodes, REHS*

Frank Rhodes  
Senior Public Health Sanitarian  
Environmental Health Services

cc: Highland Twp Municipal Offices



HEALTH DIVISION

OAKLAND COUNTY EXECUTIVE DAVID COULTER

Kate Guzmán, Health Officer  
(248) 858-1280 | [health@oakgov.com](mailto:health@oakgov.com)

**CERTIFIED MAIL**

October 20, 2025

SHALENA SCHAFFHAUSER  
4660 ORCHARD DALE CT  
HIGHLAND MI 48356

Record Number: EHSI-2025-00826  
Parcel ID: 11-12-203-011

**RE: RESIDENTIAL NEW AT 3201 LESTER DR, HIGHLAND, MI 48356**

Dear Shalena Schaffhauser:

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

**(X) Ground water table is too high, being four (4) feet – five (5) feet below grade.**

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

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

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

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

Sincerely,

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

*F. Rhodes, REHS*

Frank Rhodes, REHS  
Senior Public Health Sanitarian  
Environmental Health Services

cc: Highland Township Building Department  
Applicant  
First Class Mail

beds / full baths / half baths / sq ft

**Residential Property Profile**

11-12-203-011

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) : JAMES PHILLIP COOPER & AMANDA NICOLE COOPER  
Postal Address : 3201 LESTER DR HIGHLAND MI 48356-2062

**Location Information**

Site Address : 3201 LESTER DR HIGHLAND MI 48356-2062  
PIN : 11-12-203-011 Neighborhood Code : R12  
Municipality : Charter Township of Highland  
School District : 63220 HURON VALLEY SCHOOLS  
Class Code : 402 Residential - Vacant

**Property Description**

T3N, R7E, SEC 12 SUPERVISORS PLAT NO 3 LOT 44

**Most Recent Sale Since 1994**

Date : 08/24/2022  
Amount : \$1 Liber : 58100:017  
Grantor : ROSE, ERIC CASEY Grantee : SCHAFFHAUSER,  
SHALENA

**Next Most Recent Sale**

Date : 03/04/2021  
Amount : \$0 Liber : 55843:496  
Grantor : MCCASLIN, MARK Grantee : SCHAFFHAUSER,  
SHALENA  
ROSE, ERIC CASEY

beds / full baths / half baths / sq ft

## Residential Property Profile

11-12-203-011

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	: \$22,063	State Equalized Value	: \$23,500
Current Assessed Value	: \$23,500	Capped Value	: \$22,063
Effective Date For Taxes	: 12/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2024 Taxes		2025 Taxes	
Summer	: \$481.02	Summer	: \$494.56
Winter	: \$243.93	Winter	: \$249.46
Village	:	Village	:

## Lot Information

Description	: LEVEL	Area	: 0.218 ACRES
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