



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: April 15, 2026
Re: ZBA26-05
1291 N. Lakeview Ln
11-27-328-004
Applicant: John Fisher
Owner: John Fisher

The subject parcel is zoned R1.5 – Single Family Residential. The total parcel size is approximately 1.68 acres.

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 50 ft
Rear yard for Primary Structures: 100 ft
Ordinary highwater mark: 65ft
Side yards: 30 ft / 60ft

This variance request is for a 23.6-foot variance from the calculated 30-foot north side yard setback to 6.4-feet provided for the construction of a residential addition and an attached garage. This request is for a variance from Section 4.15 Table 4.1 Schedule of Regulations of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan, floor plans, and elevations. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Zoning Ordinance Sec. 4.15 Table 4.1.

ZONING BOARD OF APPEALS

APPLICATION FOR APPEAL

Hearing Date: 4/15/2026

Case Number: 26-05

Fee: \$325.00

Date Applied: 2/27/2026



205 N. JOHN ST, HIGHLAND MI 48357
(248) 887-3791 ext. 2

APPLICANT NAME: JOHN FISHER

PROPERTY OWNER NAME (if different): _____

TYPE OF APPEAL

DIMENSIONAL VARIANCE? Y N ADMINISTRATIVE REVIEW? Y N Z.O. INTERPRETATION? Y N

ORDINANCE SECTION(S) BEING APPEALED: _____

PROPERTY ADDRESS: 1291 LAKEVIEW LANE ZIP: _____

ZONING DISTRICT: R1.5 PARCEL ID NUMBER: 11 - 27 - 328 - 004

DIMENSIONAL VARIANCE(S) BEING REQUESTED: SIDEYARD SETBACK (NON TY SIDE)

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

1. Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics? _____

EXISTING PRE-EXISTING, NON-CONFORMING GARAGE. ALSO, THE HOUSE IS NOT PARALLEL TO THE LOT LINE

2. Can the project be redesigned to meet zoning requirements without the need for a variance? Yes No

3. Is the reason for a variance request of a personal nature? (for example: financial impact, convenience, physical and/or mental characteristics of the household members, etc.) Yes No

4. Has the difficulty been created by the current or previous property owner? Yes No

5. Will the proposal be harmful or alter the essential character of the area/neighborhood? Yes No

6. Will the proposed variance be the minimum necessary? Yes No

Sec. 4.15. Schedule of Regulations.

TABLE 4.1. SCHEDULE OF REGULATIONS

Zoning District	Minimum Lot Size		Maximum Building Height (B)		Minimum Yard Setback (C, D, E, P, R, S)					Max. Lot Coverage	Min. Floor Area per Dwelling Unit
	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

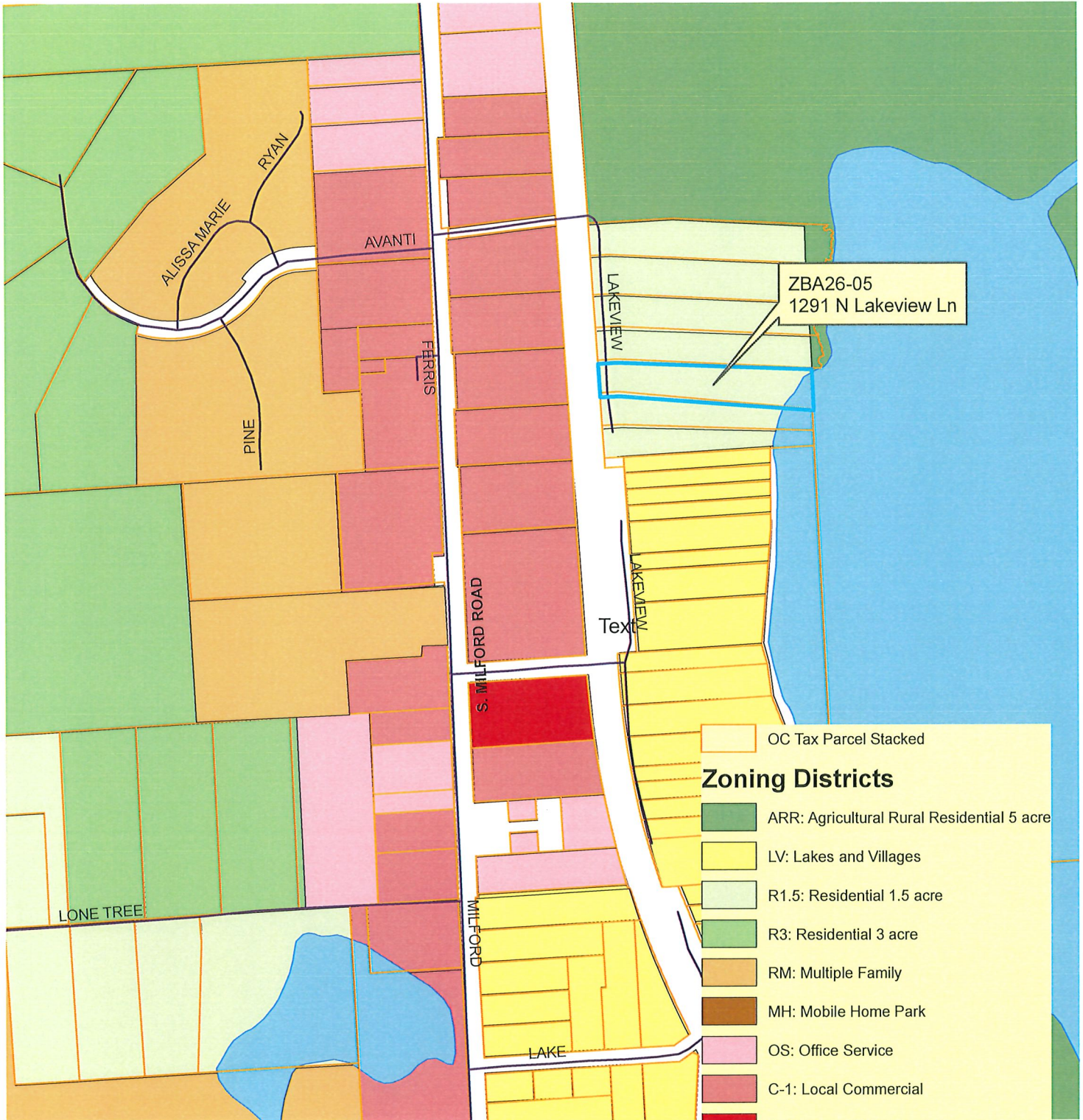
IM (O)	30,000 sq. ft. (N)	150 ft.	2	30	75 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A
--------	--------------------	---------	---	----	------------	--------	--------	--------	--------	-----	-----

- 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 ARR and 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; Ord. No. Z-029, § 1, 9-11-2023)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP

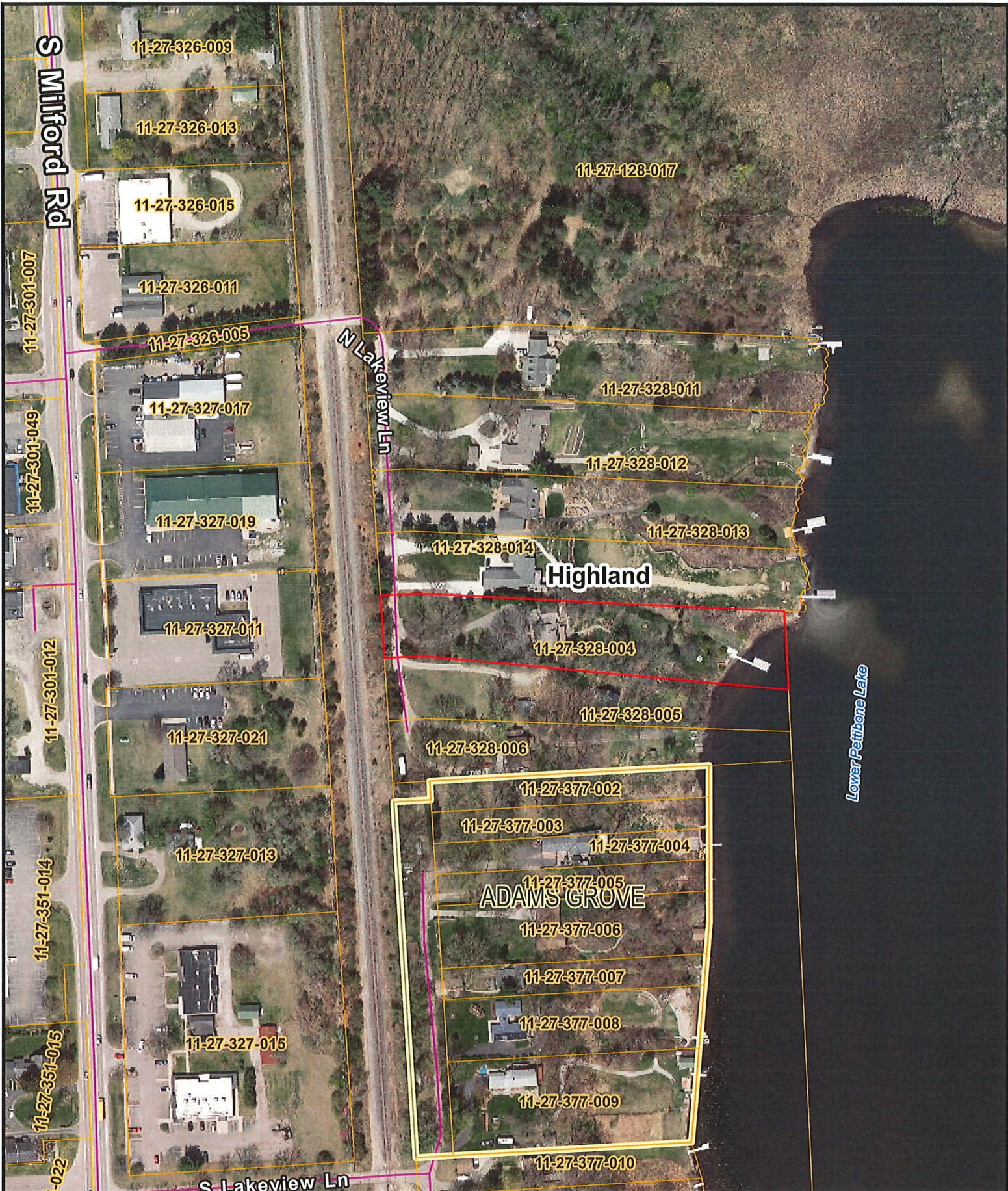


- OC Tax Parcel Stacked
- Zoning Districts**
- ARR: Agricultural Rural Residential 5 acre
 - LV: Lakes and Villages
 - R1.5: Residential 1.5 acre
 - R3: Residential 3 acre
 - RM: Multiple Family
 - MH: Mobile Home Park
 - OS: Office Service
 - C-1: Local Commercial
 - C-2: General Commercial
 - HS: Highland Station
 - TR: Technology and Research
 - IM: Industrial Manufacturing



ENACTED: November 18, 2010

1291 N Lakeview Ln



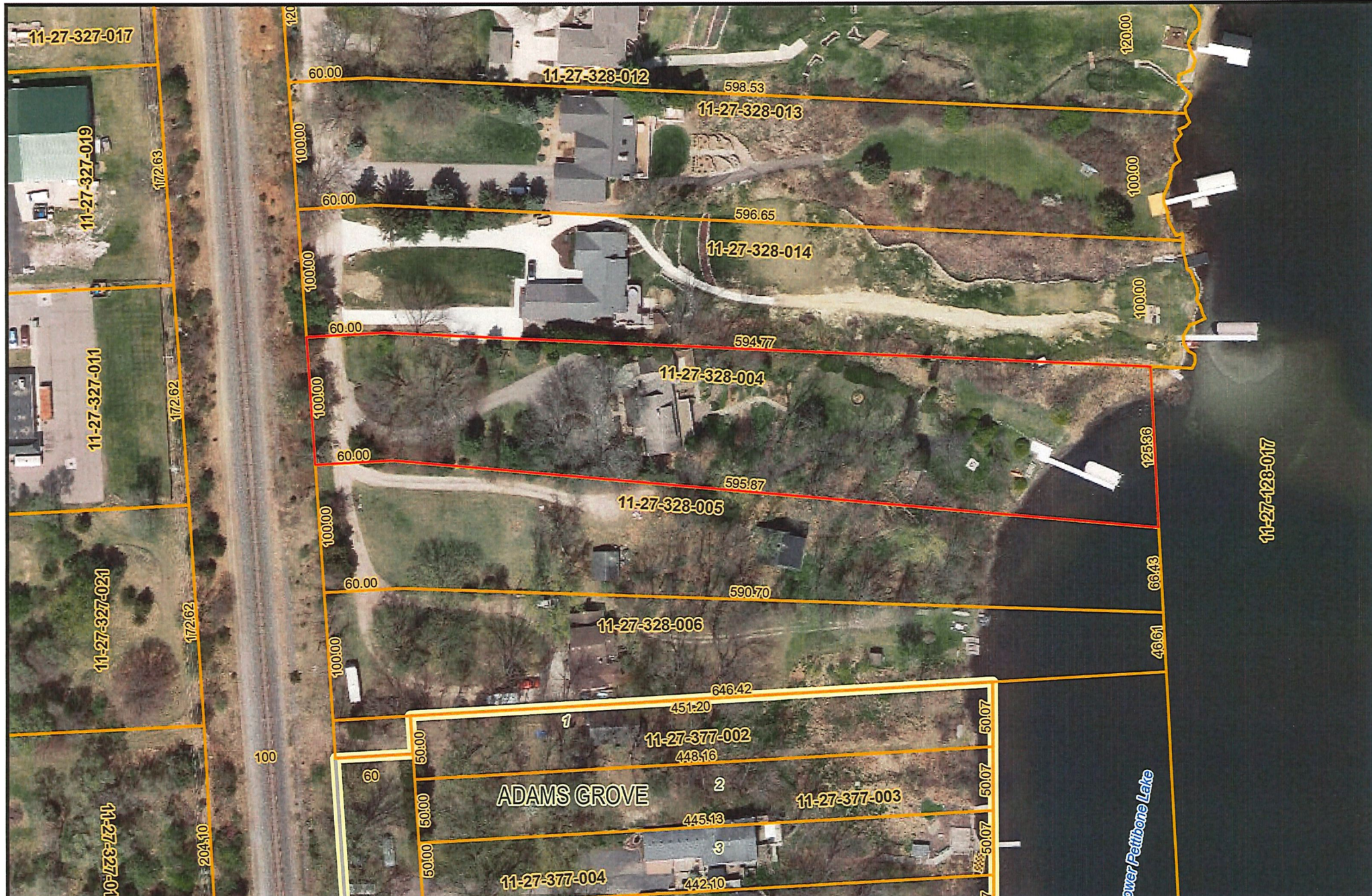
- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

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

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

Date Created: 3/2/2026
 NORTH
1 inch = 200 feet

1291 N Lakeview Ln



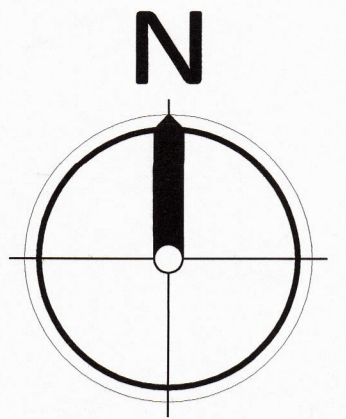
- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

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 in the map.

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

Date Created: 3/2/2026

NORTH
 1 inch = 100 feet



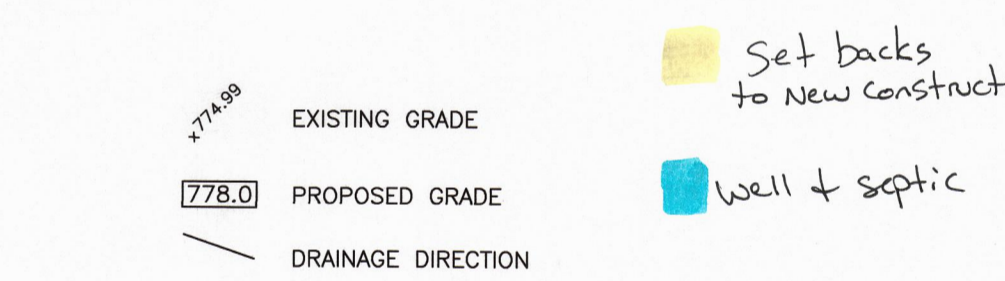
PROPERTY DESCRIPTION:
 H-11-27-328-004
 PART OF THE NE 1/4 OF SW 1/4, SEC. 27, T3N, R7E,
 HIGHLAND TOWNSHIP, OAKLAND CO., MICHIGAN, DESCRIBED AS:
 BEGINNING AT A POINT DISTANT S00°05'00"E 1090.83 FEET
 FROM THE CENTER OF SECTION; THENCE S00°05'00"E 125.36;
 THENCE N82°10'52"W 595.87 FEET; THENCE S89°26'25"W 60
 FEET; THENCE N01°10'20"W 100 FEET; THENCE N89°26'25"E
 60 FEET; THENCE S84°38'58"E 594.77 TO THE POINT OF
 BEGINNING.

UNDERGROUND UTILITY INFORMATION AS SHOWN WAS
 GATHERED IN PART FROM FIELD OBSERVATION AND IN
 PART FROM RECORDS OF THE VARIOUS UTILITY
 COMPANIES AND/OR MUNICIPAL RECORDS. NO
 GUARANTEE IS GIVEN OR IMPLIED AS TO THE
 ACCURACY AND/OR COMPLETENESS THEREOF.
 CALL MISS-DIG (800) 482-7171 OR 811 AT LEAST
 72 HOURS BEFORE COMMENCING ANY EXCAVATION

LINE TYPE LEGEND

---	WATERMAIN
---	SANITARY SEWER
---	STORM SEWER
---	GAS MAIN
---	UG TELCOMM
---	UG ELECTRIC
---	MINOR CONTOUR
---	MAJOR CONTOUR
---	FENCE LINE

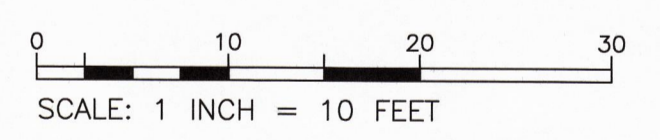
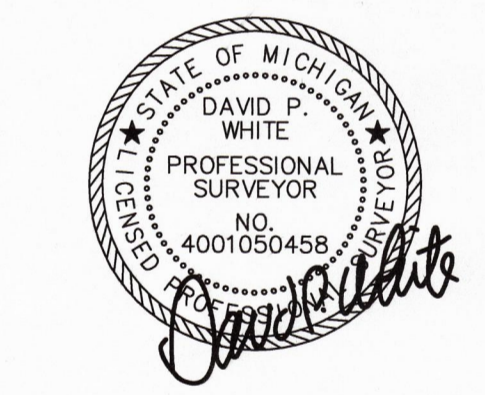
LOWER PETTIBONE LAKE



ZONING INFORMATION
 PROPERTY ZONED R1.5
 MIN. LOT AREA 65,000 SF EXIST.)
 (72,646 SF EXIST.)
 MAX. LOT COVERAGE 15% (10,897 SF)
 BUILDING COVERAGE:
 EX. HOUSE 1971 SF (2.7%)
 DEMO 614 SF
 + ADDTN 1400 SF
 NEW TOTAL 2757 SF (3.8%)

SETBACKS
 MIN. FRONT 50 FT
 MIN. REAR 50 FT
 TOTAL SIDE 60 FT
 MIN. SIDE 30 FT

FEMA NOTE:
 ALL BUILDABLE AREA OF PARCEL
 IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD)
 LAKE FRONTAGE (UNDER ELEV 958)
 IS IN ZONE AE
 FIRM PANEL 26125C0313F,
 EFFECTIVE DATE 9/29/2006



SOILS NOTE:
 FRONT ~50% OF PARCEL IS 15B:
 SPINKS LOAMY SAND,
 0 TO 6 PERCENT SLOPES
 REAR ~50% IS 15E:
 SPINKS LOAMY SAND,
 12 TO 35 PERCENT SLOPES
 PER USDA SOIL SURVEY

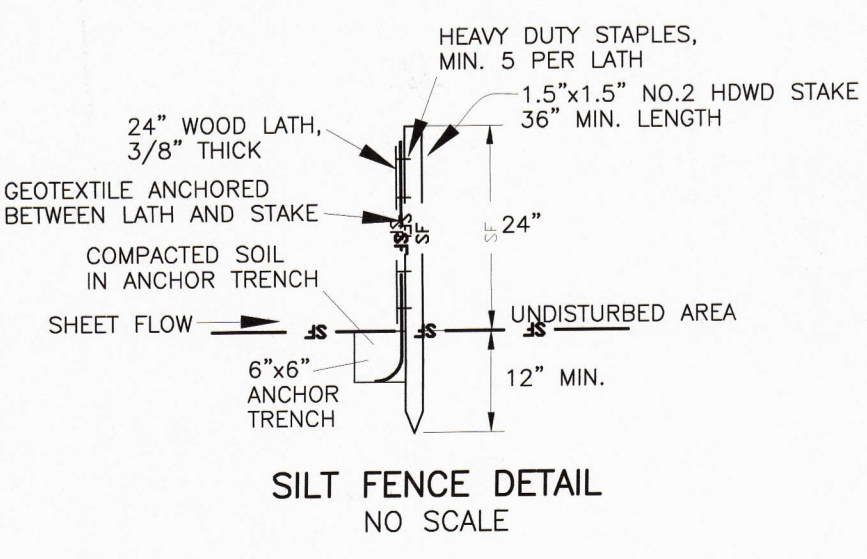
DRAINAGE NOTE:
 IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE
 GRADING PLAN SHOULD CONTINUE AS FAR AS A STORM SEWER OUTLET OR OTHER NATURAL OUTLET POINT OF DISCHARGE TO ASSURE PROPER
 CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION.

GENERAL NOTE:
 ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL
 EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS AND SPAS MUST BE SECURED THROUGH
 IMMEDIATELY ADJACENT TO THE RESIDENTIAL BUILDING. SAID EQUIPMENT MAY BE PERMITTED IN ANY SIDE YARD WHEN PLACED
 THE USE OF A 4" HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME,
 SHOULD THE WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND
 MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2015 MICHIGAN BUILDING CODE-R104.1 &
 2015 MBC CHAPTER 33.

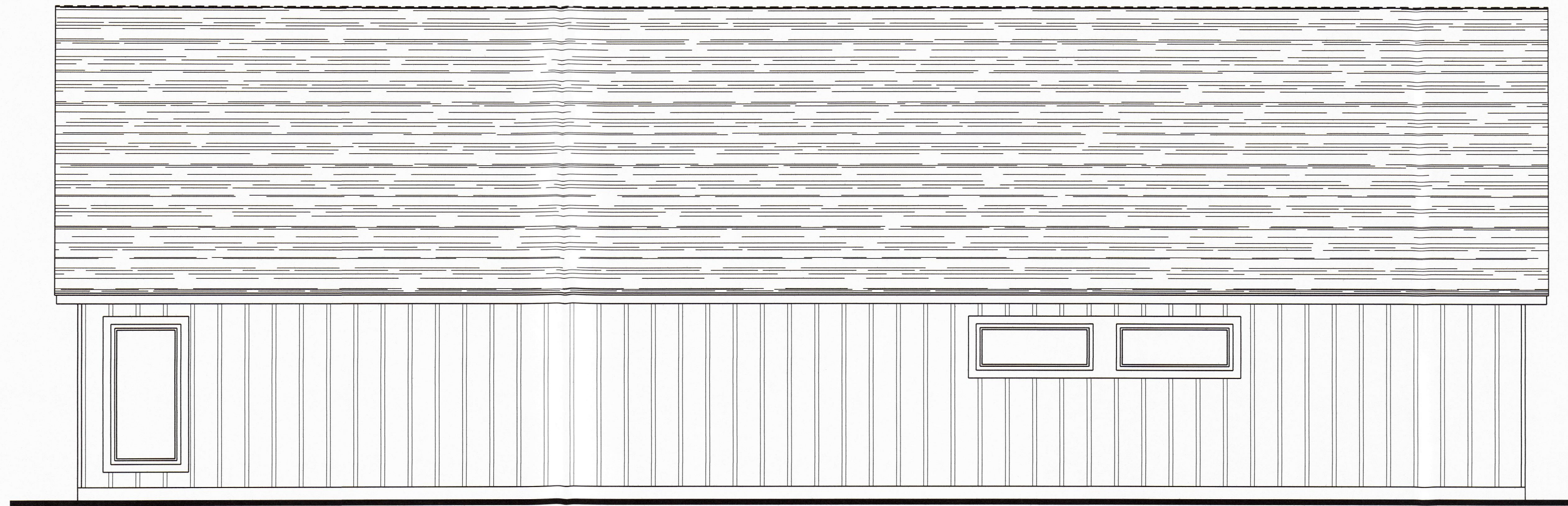
UTILITY NOTE:
 FOR ONE-FAMILY RESIDENTIAL DISTRICTS, GROUND MOUNTED MECHANICAL OR ELECTRICAL EQUIPMENT SHALL BE PERMITTED IN ANY REAR YARD
 WHEN PLACED IMMEDIATELY ADJACENT TO THE RESIDENTIAL BUILDING. SAID EQUIPMENT MAY BE PERMITTED IN ANY SIDE YARD WHEN PLACED
 IMMEDIATELY ADJACENT TO THE RESIDENTIAL BUILDING. THE EQUIPMENT SHALL NOT BE LOCATED IN THE REQUIRED 16 FT. SIDE YARD
 SETBACK. SAID EQUIPMENT IN SIDE YARDS SHALL BE SCREENED FROM VIEW BY A SCREEN WALL CONSISTING OF MATERIALS IDENTICAL TO
 THOSE USED ON THE MAIN BUILDING OR, THROUGH THE USE OF EVERGREEN PLANT MATERIAL AT LEAST THE HEIGHT OF THE EQUIPMENT
 ("SCREEN WALL") AND LOCATED AT THE POINT OF PLACEMENT OF THE EQUIPMENT. SCREEN WALLS, OTHER THAN VEGETATIVE SCREEN WALLS,
 SHALL NOT BE LOCATED IN THE REQUIRED 16' FT. SIDE YARD SETBACK AS MEASURED FROM THE SIDE LOT LINE. IT IS UNDERSTOOD THAT
 SEPARATE PERMITS ARE REQUIRED AND TO BE OBTAINED BY OTHERS.

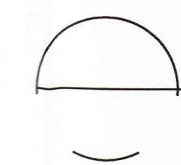
- SOIL EROSION AND SEDIMENTATION CONTROL PLAN NOTES:**
- SOIL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY PUBLIC WORKS OFFICE.
 - DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
 - EROSION AND SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS SHALL MEAN BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM SEWER DRAINS, LAKES, PONDS, AND WETLANDS.
 - EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED AS A DEFENSE AGAINST TRANSPORTING OF SILT OFF THE SITE.
 - CONTRACTOR SHALL APPLY FOR TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAVE BEEN ACCOMPLISHED.
 - PERMANENT SOIL EROSION CONTROL MEASURES FOR SLOPE, CHANNELS, DITCHES OR DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OF THE FINAL EARTH CHANGES HAVE BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAIN-TAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
 - MUD/DIRT TRACKED ONTO EXISTING TOWNSHIP/COUNTY ROADS FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
 - MUD /DIRT TRACKED OR SPILLED ON PAVED ROADS/SURFACES WITHIN THIS SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
 - VEGETATION MUST BE ACCEPTABLY ESTABLISHED PRIOR TO FINAL RELEASE OF THE CONSTRUCTION DEPOSIT BY THE CITY AND BY THE OAKLAND COUNTY PUBLIC WORKS OFFICE.
 - SOIL BORING REPORTS ARE TO ACCOMPANY THE APPLICATION FOR SOIL EROSION SEDIMENTATION CONTROL PERMIT. 10.

- SEQUENCE OF EROSION AND SEDIMENTATION CONTROL OPERATIONS**
- PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION, A DEFENSE AGAINST EROSION AND SEDIMENTATION SHALL BE INSTALLED AS INDICATED ON 1. DRAWINGS. DEFENSE SHALL CONSIST OF STONE FILTERS OR SILT FENCE AS SHOWN. AFTER TREE REMOVAL ADDITIONAL SILT FENCE SHALL BE INSTALLED IF REQUIRED, AS DIRECTED BY THE OAKLAND COUNTY PUBLIC WORKS OFFICE.
 - DURING CONSTRUCTION OF THE STORM SEWER SYSTEM, THE END OF OPEN-END PIPES SHALL BE PROTECTED WITH STORM FILTERS, SILT FENCE OR OTHER APPROVED METHOD.
 - PROMPTLY UPON BACKFILLING OF STORM STRUCTURES, INLET FILTERS SHALL BE REPLACED AROUND THE STRUCTURE PER DETAIL.
 - WHEN INLET FILTERS ARE REMOVED FROM AROUND PAVEMENT CATCH BASINS TO ALLOW FOR STRIPPING, GRADING AND PAVING, STORM SEWER STRUCTURES SHALL BE PROTECTED FROM ERODING EARTH AND SEDIMENT AT ALL TIMES.
 - WITHIN 30 DAYS AFTER COMPLETION OF PAVING, GAS, ELECTRICAL TELEPHONE AND SANITARY SEWER INSTALLATION, A 15 FOOT STRIP AROUND 5. PAVED AREAS SHALL BE PROTECTED FROM EROSION BY AN APPROVED METHOD CONSISTENT WITH THE GROWING SEASON.
 - WITHIN 5 DAYS AFTER COMPLETION OF FINAL GRADING, DENIED AREA SHALL BE PROTECTED BY AN APPROVED METHOD CONSISTENT WITH THE GROWING SEASON. SEED & MULCH FOR PERMANENT CONTROL SHALL BE A MIXTURE OF:
 50% PERENNIAL RYE
 15% KENTUCKY BLUEGRASS
 35% CREEPING RED FESCUE
 - EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE OF CONSTRUCTION:
 A. INSTALL SILT FENCE AS SHOWN ON PLANS.
 B. STRIP AND STOCKPILE TOPSOIL AND GRADE SITE.
 C. INSTALL STORM SEWERS.
 D. INSTALL PAVEMENT, REPAIR STORM FILTERS AS REQUIRED.
 E. INSTALL PUBLIC UTILITIES (GAS, TELEPHONE, ELECTRICAL).
 F. FINISH GRADE, REDISTRIBUTE TOP SOIL, ESTABLISH VEGETATION & LANDSCAPE.
 G. CLEAN PAVEMENT, CULVERTS, DITCHES, WATERCOURSES, AND STORM SEWER SYSTEMS OF ACCUMULATED SEDIMENT IN CONSTRUCTION WITH REMOVAL OF TEMPORARY DEVICES.
 - PERMANENT STABILIZATION OF THE SITE IS TO BE ACCOMPLISHED WITHIN (5) DAYS 8. OF FINAL GRADING.

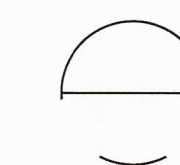


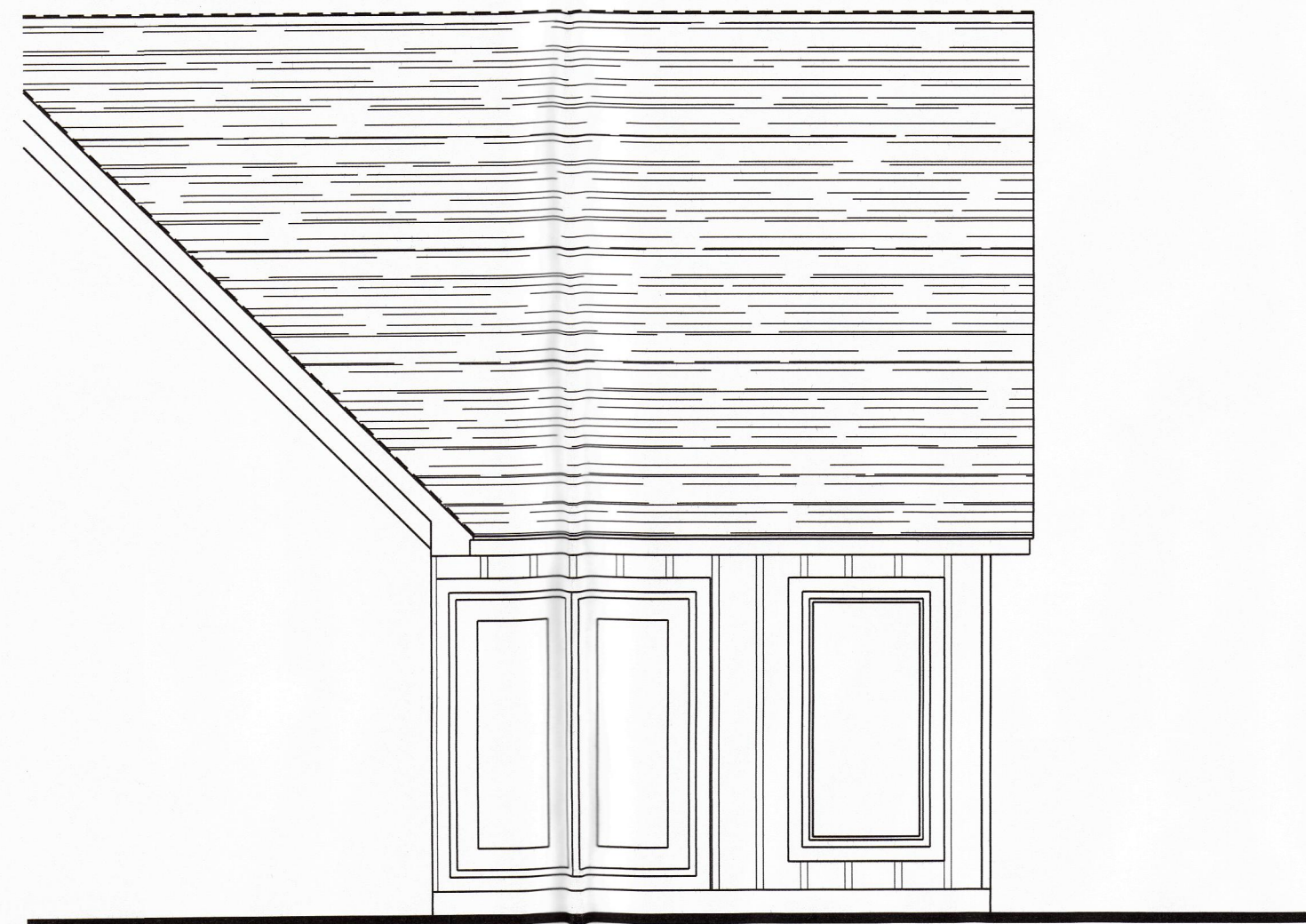
REVISIONS REV. DATE COMMENT 1 01/15/25	HORIZONTAL DATUM MSCP NAD83(2011)
	VERTICAL DATUM NAVD83(GEOD18)
SOURCE MDOT CORRS	PREPARED FOR JOHN FISHER
JOB NO. 260210 DATE 02/19/26 FIELD DATE 02/20/26 FIELD BK 109 SHEET 1 OF 1 SCALE 1" = 10' CHECKED KCW	RESIDENTIAL SITE PLAN - ADDITION OAKLAND COUNTY TAX PARCEL H-11-27-328-004 1291 LAKE VIEW LANE NORTH HIGHLAND, MI
David White Land Surveying, PLLC Boundary - Topographic - Construction - ALTA 44 DENNISON STREET, OXFORD, MICHIGAN 48371 Professional Land Surveyor 734.355.0135 dwsurveying@gmail.com	SHEET 1 OF 1

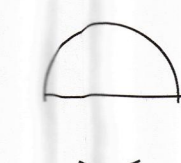


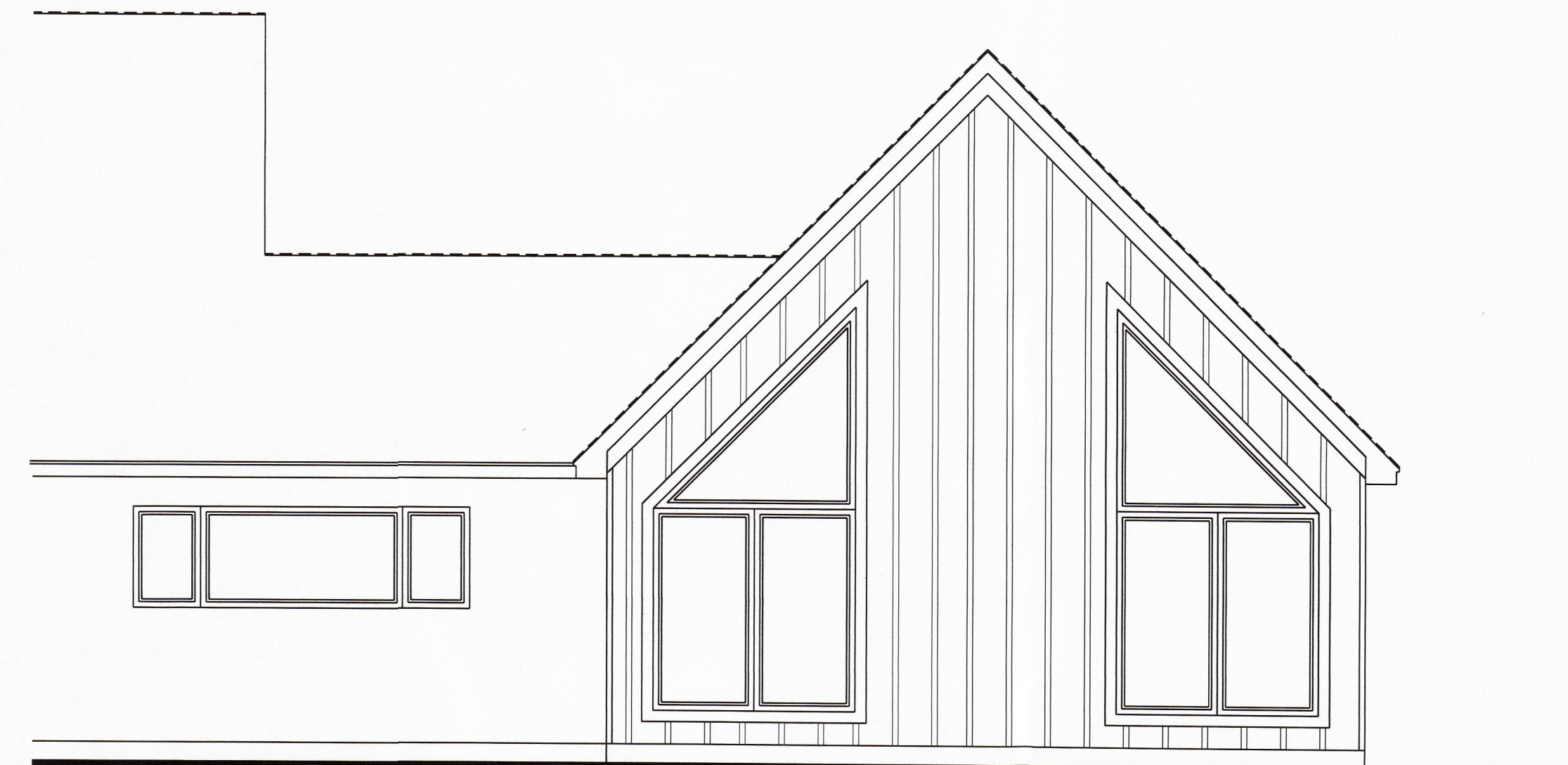
 **NORTH ELEVATION**
SCALE: 1/4"=1'-0"

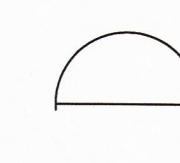


 **WEST (ROADSIDE) ELEVATION**
SCALE: 1/4"=1'-0"



 **SOUTH ELEVATION**
SCALE: 1/4"=1'-0"



 **EAST (LAKESIDE) ELEVATION**
SCALE: 1/4"=1'-0"

REVISIONS

DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION/INTERIOR RENOVATION FOR:
FISHER RESIDENCE
1291 LAKEVIEW LANE NORTH
HIGHLAND, MICHIGAN 48357

ZACK M OSTROFF & ASSOCIATES MEMBER
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER
AI
BD
web: www.zoaarchitecture.com
email: zack@zoaarchitecture.com
PH: 248.425.4190

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

PROJECT NO.
26-008

DATE
01.27.26

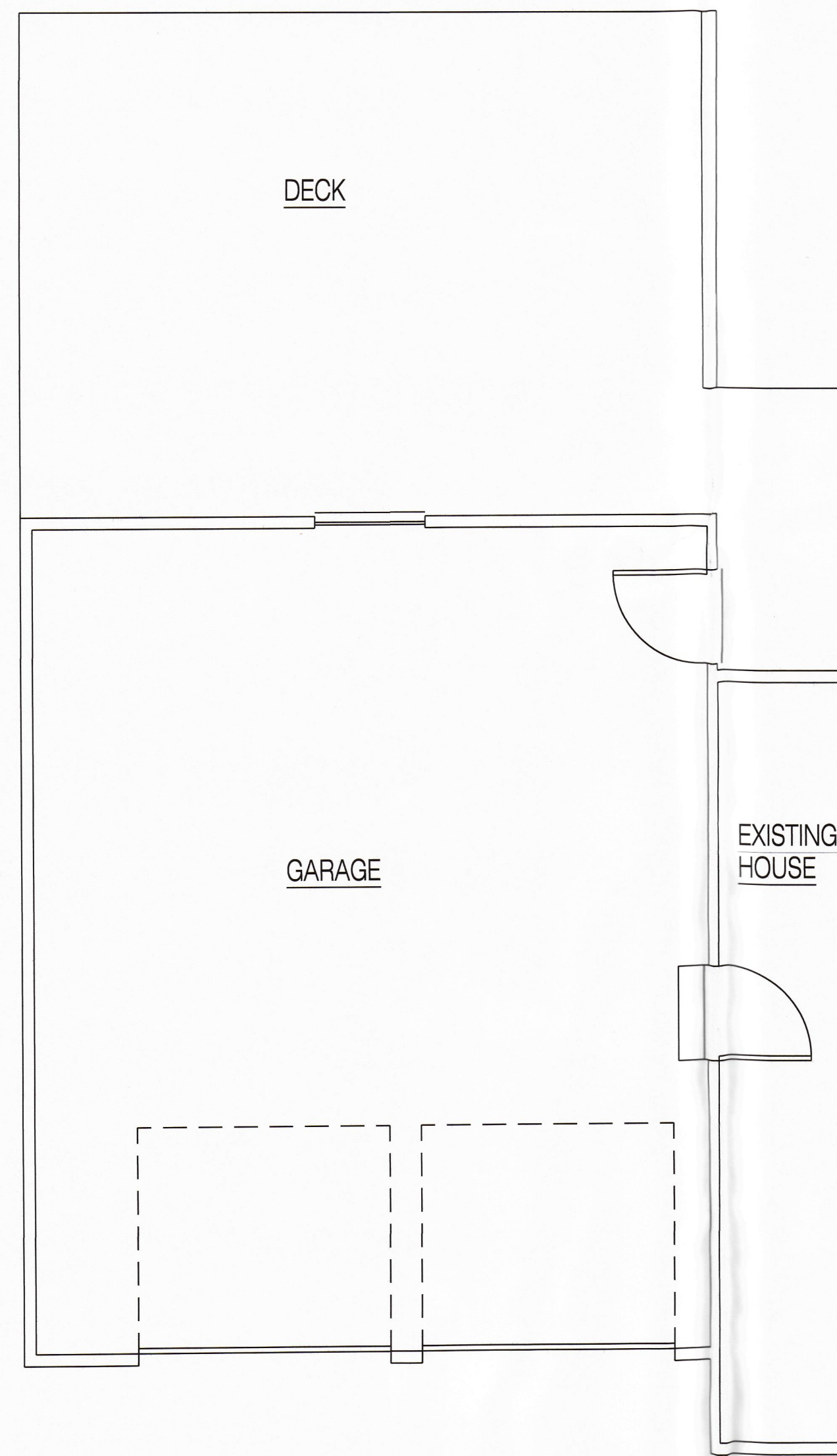
SHEET NUMBER
A-2

WALL LEGEND	
EXISTING WALL	—————
DEMOLITION WALL	- - - - -
NEW WALL	—————
BRICK	///////
MASONRY BLOCK	xxxxxxx

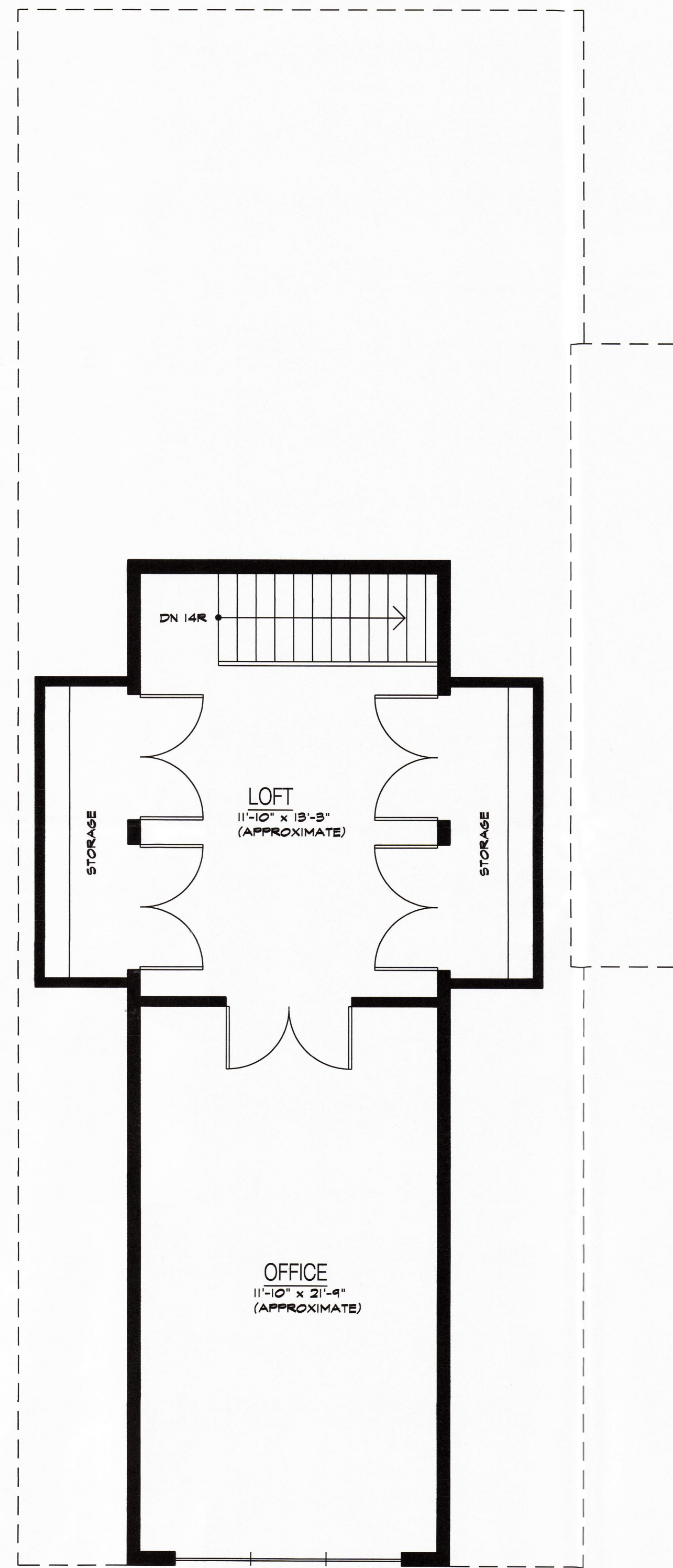
REVIEWED UNDER:
**2015 MICHIGAN RESIDENTIAL CODE &
 2015 MICHIGAN UNIFORM ENERGY CODE**

NOTES:

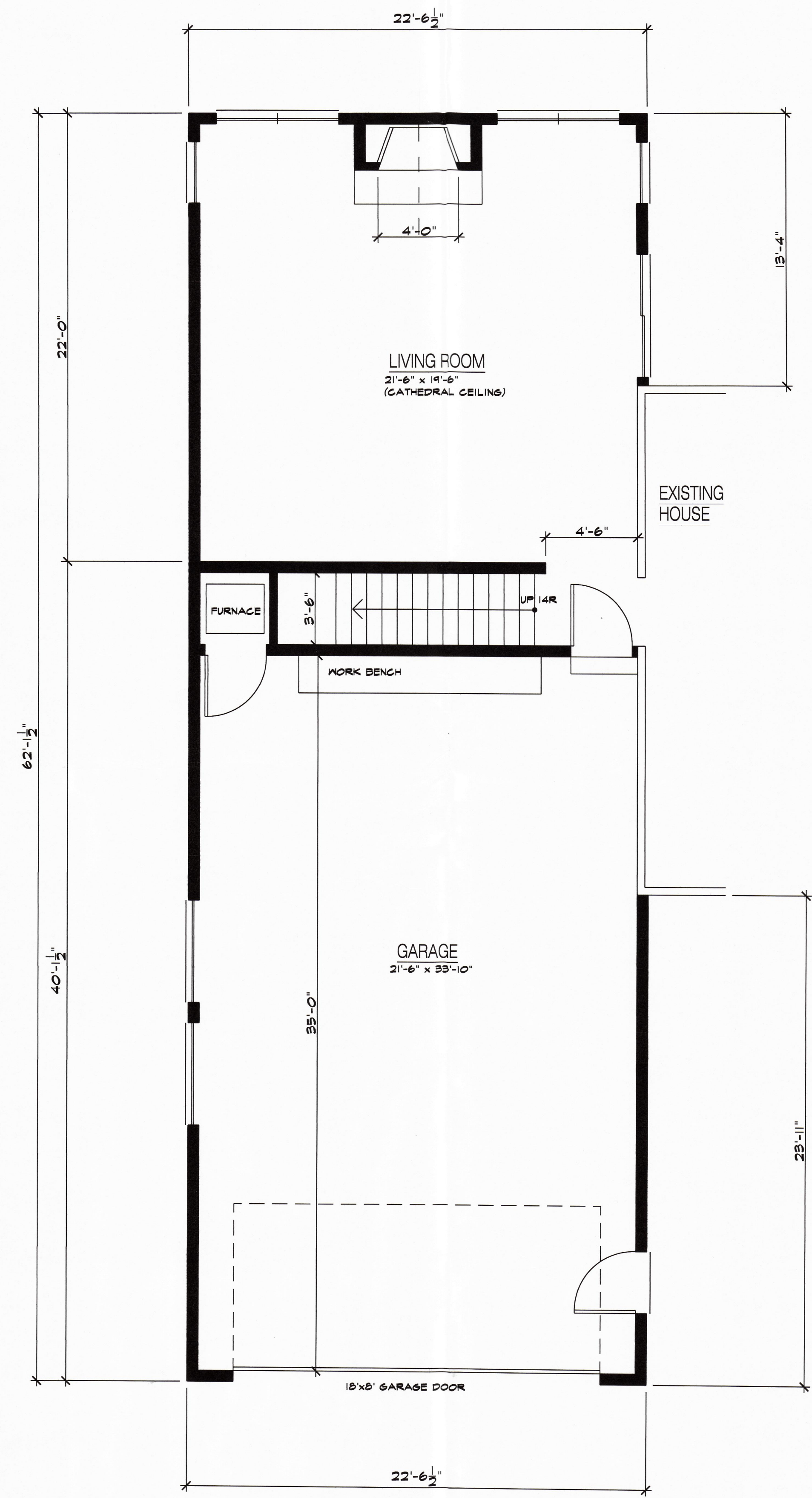
1. SMOKE ALARMS TO CODE: ALL SMOKE ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. *R315.1 Carbonmonoxide alarms.* For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in dwelling units that have attached garages.
3. ELECTRICAL TO CODE



**MAIN LEVEL:
 EXISTING FLOOR PLAN**
 SCALE: 1/4"=1'-0"



**UPPER LEVEL:
 PROPOSED FLOOR PLAN**
 SCALE: 1/4"=1'-0"



**MAIN LEVEL:
 PROPOSED FLOOR PLAN**
 SCALE: 1/4"=1'-0"

REVISIONS	
DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION/INTERIOR RENOVATION FOR:
FISHER RESIDENCE
 1291 LAKEVIEW LANE NORTH
 HIGHLAND, MICHIGAN 48357

ZACK M OSTROFF & ASSOCIATES
 RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
 MEMBER
**A I
 B D**
 web: www.zoaarchitecture.com
 email: zack@zoaarchitecture.com
 PH: 248.425.4190

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
EXISTING/PROPOSED FLOOR PLANS

SHEET SCALE
AS NOTED

PROJECT NO.
26-008

DATE
01.27.26

SHEET NUMBER
A-1



Charter Township of Highland (H) 11-27-328-004 Active

Print Layout: 2 per page

Print Date: Date:

1291 N Lakeview Ln
Highland MI 48357-4825

View: Front

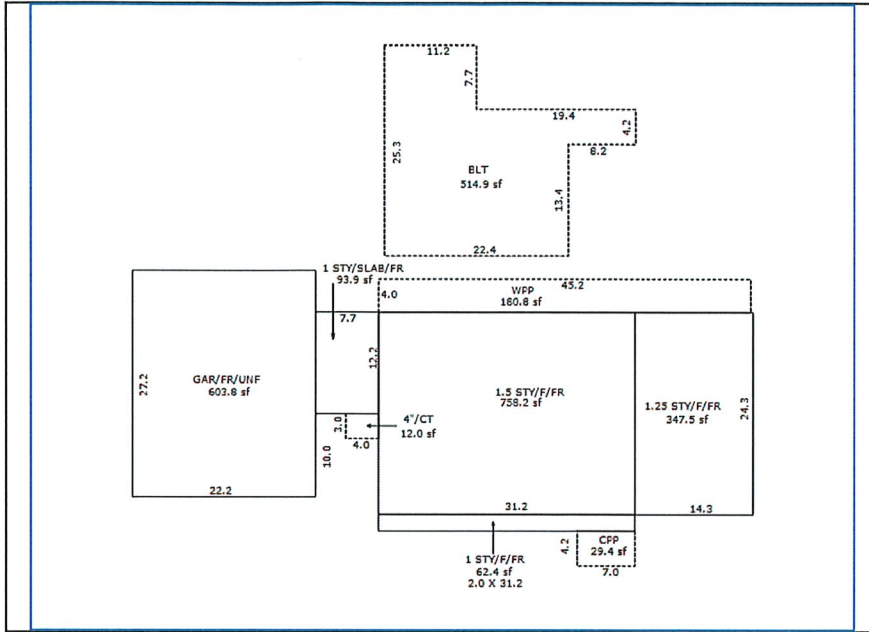
Structure: Primary

Photo Date: 04/04/2013





Parcel Sketch View
Charter Township of Highland (H)
Page Print Layout: 2 per page ▼
PIN: 11-27-328-004
PRINT DATE: 3/2/2026



1291 N LAKEVIEW LN HIGHLAND MI 48357-4825



4 beds / 2 full baths / 0 half baths / 1727 sq ft

Residential Property Profile

11-27-328-004

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) : JOHN FISHER & AUBREE KRAUSE
Postal Address : 1291 N LAKEVIEW LN HIGHLAND MI 48357-4825

Location Information

Site Address : 1291 N LAKEVIEW LN HIGHLAND MI 48357-4825
PIN : 11-27-328-004 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 PART OF NE 1/4 OF SW 1/4 BEG AT PT DIST S 00-05-00 E 1090.83 FT FROM CEN OF SEC, TH S 00-05-00 E 125.36 FT, TH N 82-10-02 W 595.87 FT, TH S 89-26-25 W 60 FT, TH N 01-10-20 W 100 FT, TH N 89-26-25 E 60 FT, TH S 84-38-58 E 594.77 FT TO BEG 1.68 A

Most Recent Sale Since 1994

Date : 02/25/2022
Amount : \$700,000 Liber : 57550:883
Grantor : CRANE, WILLIAM M Grantee : KRAUSE, AUBREE
CRANE, CLAUDIA A FISHER, JOHN

Next Most Recent Sale

Date : 05/06/2015
Amount : \$1 Liber : 48224:879
Grantor : CRANE, WILLIAM M Grantee : CRANE, WILLIAM M
CRANE, CLAUDIA A CRANE, CLAUDIA A

1291 N LAKEVIEW LN HIGHLAND MI 48357-4825



4 beds / 2 full baths / 0 half baths / 1727 sq ft

Residential Property Profile

11-27-328-004

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

Table with 4 columns: Property Feature, Value, Property Feature, Value. Includes Taxable Value (\$177,940), State Equalized Value (\$220,600), Current Assessed Value (\$220,600), Capped Value (\$177,940), 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 (Summer \$3,879.58, Winter \$2,149.74), 2025 Taxes (Summer \$3,989.02, Winter \$2,127.94), and Village.

Lot Information

Table with 4 columns: Description, Value, Area, Value. Includes Description (ROLLING UNDERWATER) and Area (1.68 ACRES).

Primary Structure

Table with 4 columns: Property Feature, Value, Property Feature, Value. Includes Structure (SingleFamily), Living Area (1727 SQ FT), Ground Floor (1261 SQ FT), Year Built (1967), Effective Year (1977), Remodel Year (0), Stories (1.5 Story), Rooms (8), Bedrooms (4), Full Baths (2), Half Baths (0), Fireplaces (1), Ext Walls (Alum., Vinyl), Basement (YES - FULL), Garage (ATTACHED - 2 car (603 SQ FT)), Heat (Forced Air w/ Ducts), Fuel Type (Gas), and Central Air (No).

Basement Information

Table with 4 columns: Finish, Value, Area, Value. Includes Finish (RECREATION ROOM FINISH) and Area (581 SQ FT).

Porch Information

Table with 2 columns: Type, Area. Includes CPP (29 SQ FT) and WPP (180 SQ FT).