



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: August 5, 2026
Re: ZBA26-14
2225 North St
11-32-476-007
Applicant: Robert Husic
Owner: Robert Husic

The subject parcel is zoned LV– Lake and Village Residential. The total parcel size is approximately 0.313 acres (6,135 sqft).

This is a corner lot with two front yards & two side yards.

The required setbacks for this parcel are as follows:

Front yard (from road right-of-way NOT edge of road): 35 ft North St
Front yard (from road right-of-way NOT edge of road): 30 ft Central Blvd
Side yards: 5 ft West / 10 ft South
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

A 5-foot variance from the calculated 10-foot south side yard setback to 5-feet provided for the construction of a shed. This request is for a variance from Sec.9.02.B.b and Sec.9.02.C.b Schedule of Regulations of the Zoning Ordinance.

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



ZONING BOARD OF APPEALS

APPLICATION FOR APPEAL

Hearing Date: August 19, 2026

Case Number: 26-14

Fee: \$325.00

Date Applied: 6/22/26

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

APPLICANT NAME: Robert Husic

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: 2225 North Street ZIP: 48380

ZONING DISTRICT: LV PARCEL ID NUMBER: 11-32-476-007

DIMENSIONAL VARIANCE(S) BEING REQUESTED: _____

Request VARIANCE ON The South Sideyard Setback From
10 feet to 5 feet

Request Variance of south leech field setback from 10' + 4'

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

1. What is your practical difficulty? Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, unusual topography, vegetation, or other similar characteristics?

Installation of 12' x 20 shed ~~adjacent~~ close to leech field
Lot is sub-standard
Lot has 2 front yard setbacks

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

No

lot is substandard in size and its unique shape and limited size does not allow for the necessary setback distances

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.)

NO

4. Has the difficulty been self-created by the current owner?

NO

5. Will the proposal be harmful to the health, safety, and welfare of the area/neighborhood?

NO

6. Will the proposal alter the essential character of the area/neighborhood?

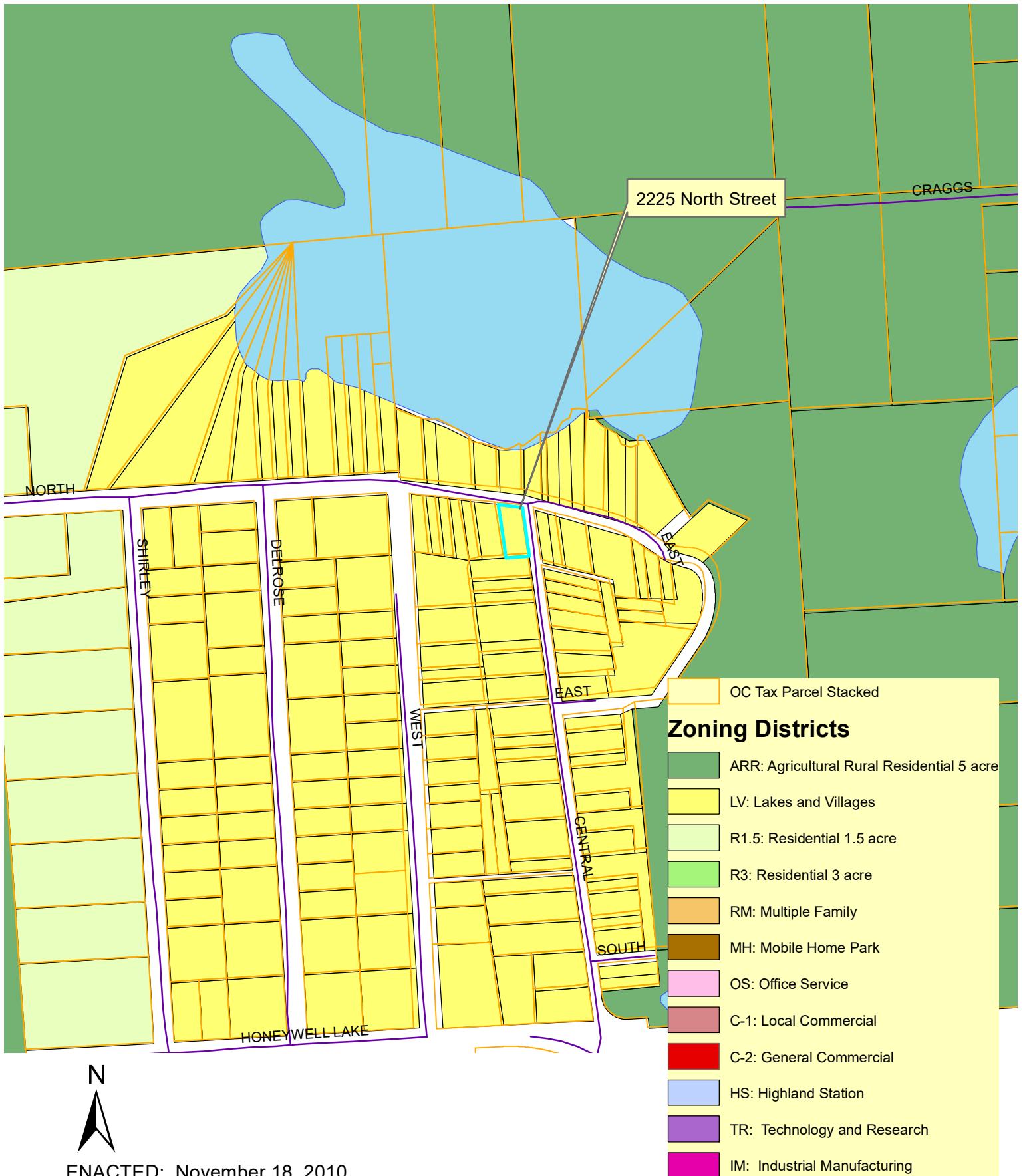
No

7. Will the proposed variance be the minimum necessary?

yes

CHARTER TOWNSHIP OF HIGHLAND

ZONING MAP



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

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.

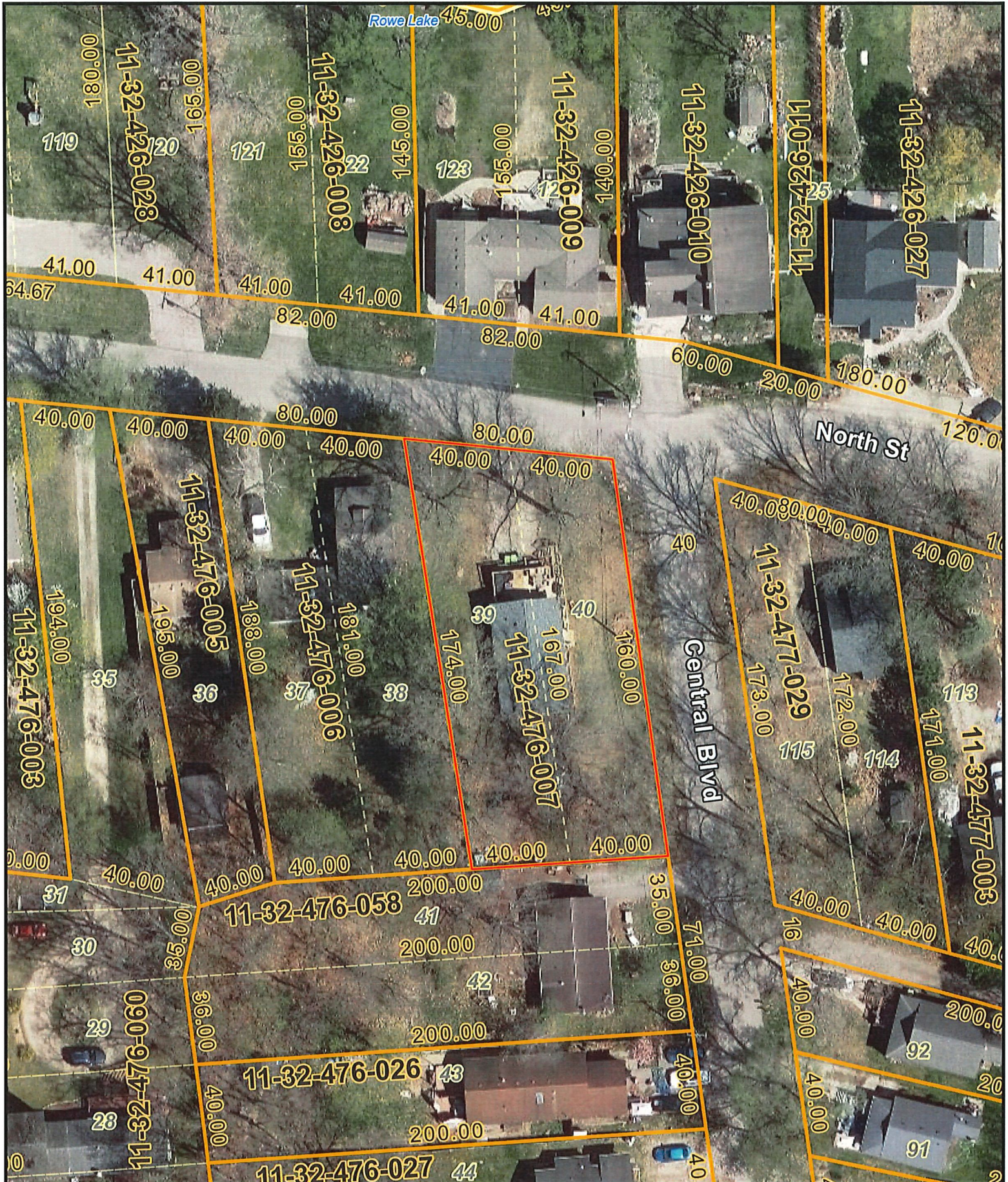
D. *Minimum Setback from the Ordinary High Water Mark.*

- 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:

-
- 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)

2225 North St



- 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: 6/30/2026



1 inch = 50 feet

Legend:

- 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.

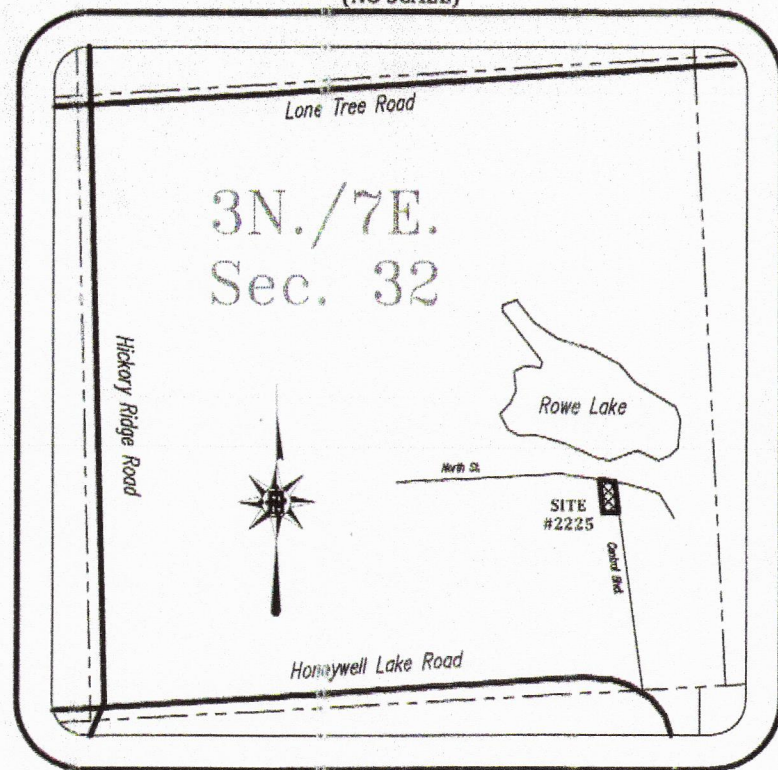
David Coulter
Oakland County Executive

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

Date Created: 6/30/2026
NORTH
1 inch = 100 feet

SITE LOCATION MAP

(NO SCALE)



3N./7E.
Sec. 32



0' 10' 20'

LEGEND

- FOUND MONUMENTATION
- SET MONUMENTATION
- SECTION CORNER
- RECORD MEAS.
- FIELD MEAS.
- PROPORTED DIST.
- CALCULATED DIST.
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- PARCEL LINE
- PLATTED LINE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE/MAIN
- GAS LINE/MAIN
- OVERHANGING LINES
- BURIED CABLE
- BURIED ELEC.
- GAS METER
- GAS SHUT OFF
- GAS MARKER/FLAG
- WATER MANHOLE
- HYDRANT
- WATER SHUT OFF
- WATER METER
- WATER WELL
- WATER MARKER/FLAG
- STORM MANHOLE
- STORM BASIN
- STORM BEHIVE BASIN
- STORM OUTLET
- SAN. MANHOLE
- SAN. CLEANOUT
- SAN. MANHOLE/FLAG
- COMM. MANHOLE
- COMM. PEDESTAL
- COMM. MARKER
- LIGHT POLE
- UTILITY POLE
- POWER TRANSFORMER
- ELEC. MARKER/FLAG
- ELEC. METER
- GRND. WTR. MON. WELL
- SIGN
- AIR CONDITIONING UNIT
- FOUND CONC. MON.
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND T-IRON
- FOUND CARPET IRON
- FENCE POST
- SET CAPPED IRON
- SET MAG. NAIL
- BACK OF CURB
- TOP OF CURB
- CURB CUTTER
- LOW POINT
- FINISHED GRADE
- FINISHED FLOOR
- MATCH EX. GRADE
- AS-BUILT MEAS.
- POINT OF CURVE
- POINT OF REV. CURVE
- POINT OF COMP. CURVE
- RIGHT OF WAY
- POINT OF BECN
- POINT OF COMMENCE
- EX. SPOT ELEVATION
- PROPOSED ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE

FRONT SETBACK NORTH STREET

HOUSE#	DIST TO PROP.	HSE-30'
2231	10' W.	00.0'
2245	92' W.	10.0'
2253	140' W.	10.0'
2267	165' W.	10.0'
TOTAL	20.0'	10.0'
AVERAGE	5.0'	2.5'
AVERAGE + 30'	35.0'	32.5'

IF < 30.0' THEN 00.0'
IF > 40.0' THEN 10.0'

FRONT SETBACK CENTRAL BOULEVARD

HOUSE#	DIST TO PROP.	HSE-30'
2231	10' S.	00.0'
2245	92' S.	10.0'
2253	140' S.	10.0'
2267	165' S.	10.0'
TOTAL	20.0'	10.0'
AVERAGE	5.0'	2.5'
AVERAGE + 30'	35.0'	32.5'

IF < 30.0' THEN 00.0'
IF > 40.0' THEN 10.0'

REAR SETBACK NORTH STREET

HOUSE#	DIST TO PROP.	HSE-30'
2231	10' W.	10.0'
2245	92' W.	10.0'
2253	140' W.	10.0'
2267	165' W.	10.0'
TOTAL	40.0'	40.0'
AVERAGE	10.0'	10.0'
AVERAGE + 30'	40.0'	40.0'

IF < 30.0' THEN 00.0'
IF > 40.0' THEN 10.0'

LEGAL DESCRIPTION

PARCEL ID# 11-32-476-007
COMMONLY KNOWN AS: 2225 NORTH STREET
LOTS 39 AND 40, OF "NEW VENICE", A SUBDIVISION BEING PART OF THE SOUTHWEST 1/4 OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 3 NORTH, RANGE 7 EAST, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 40 OF PLATS ON PAGE 33 OF OAKLAND COUNTY RECORDS, CONTAINING 0.30 ACRES OF LAND MORE OR LESS, ALSO SUBJECT TO ANY OTHER EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

BENCHMARK:

THE NORTH RIM OF THE BEEHIVE CATCH BASIN 4.5 FEET EAST 2.0 FEET SOUTH OF THE NORTHEAST CORNER OF THE PROPERTY

ELEVATION = 991.91 NAVD88

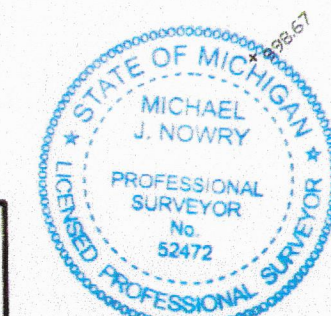
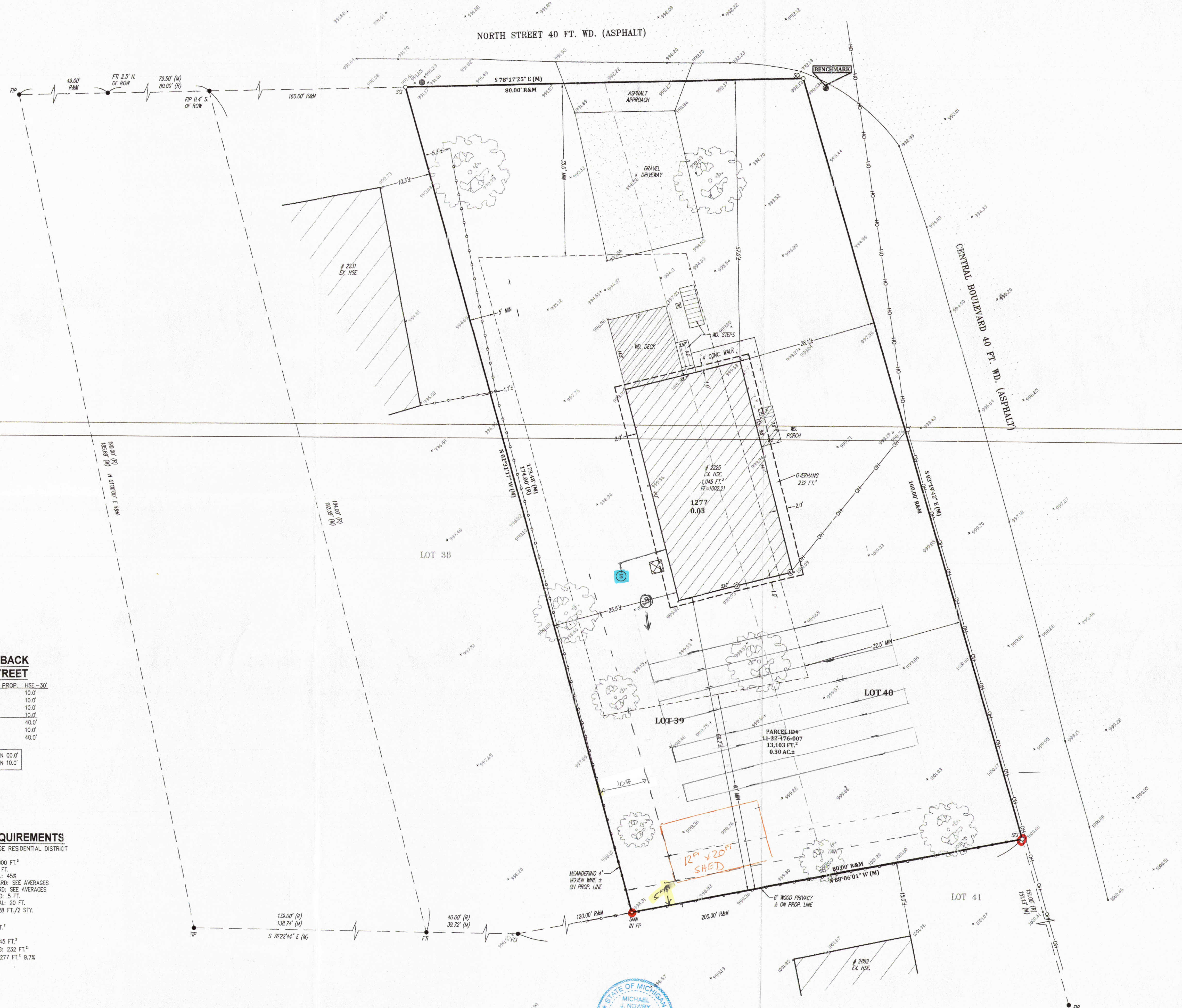
ZONING REQUIREMENTS

LV-LAKE AND VILLAGE RESIDENTIAL DISTRICT

LOT - MIN. AREA: 14,000 FT.²
MIN. WIDTH: 80 FT.
COVERAGE - MAX. BLD.: 45%
SETBACKS - FRONT YARD: SEE AVERAGES
- REAR YARD: SEE AVERAGES
- SIDE YARD: 5 FT.
- SIDE TOTAL: 20 FT.
HEIGHT - MAX. BLD.: 28 FT./2 STY.

EXISTING CONDITIONS
LOT - AREA: 13,103 FT.²
- WIDTH: 80 FT.
COVERAGE - HSE.: 1,045 FT.²
- OVERHANG: 232 FT.²
- TOTAL: 1,277 FT.² 9.7%

Boundary & Topographic Survey 2225 North Street



Boundary & Topographic Survey

LOTS 39 AND 40, OF "NEW VENICE", BEING PART OF THE S.W. 1/4 OF THE E. 1/4 OF THE S.E. 1/4 OF SEC. 32, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND CO., MICH.

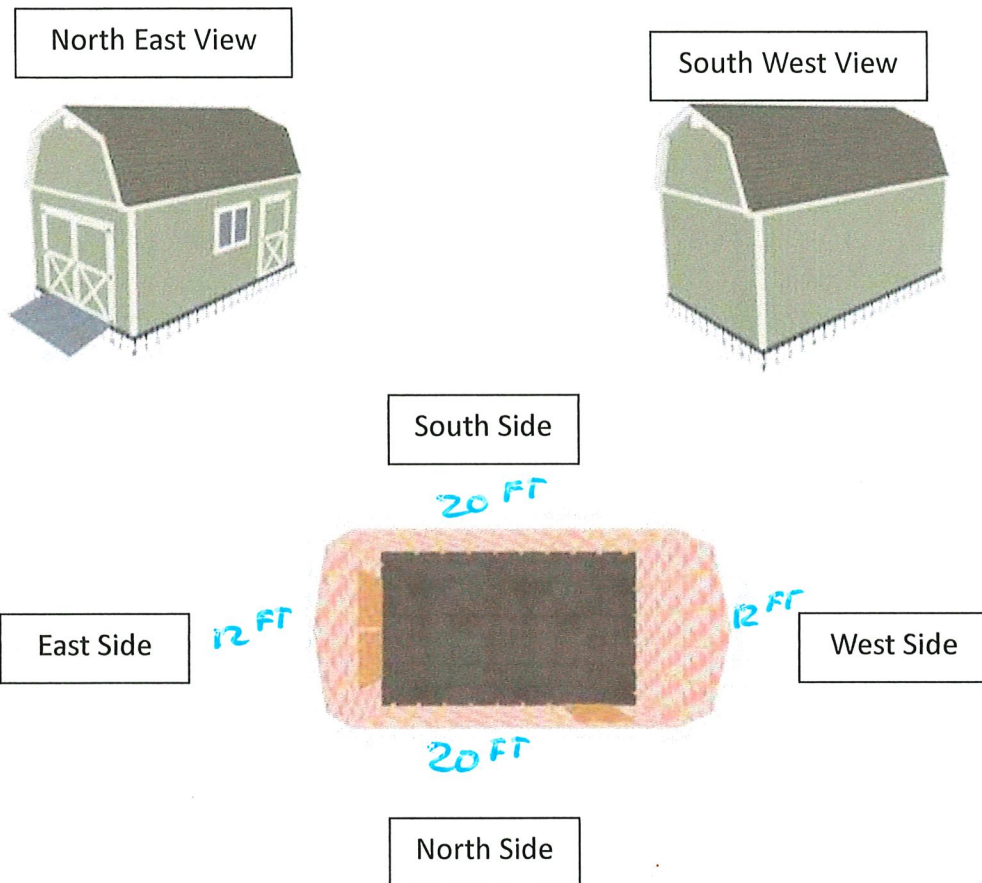
Nowry & Hale
Land Surveying LLC
192 N. Main St., Suite 3, Pleasant, MI, 48150
Office: (248) 444-5501 Email: nowry@nowryandhale.com

SECTION: S.E. 1/4 Sec. 32 DATE: 02/03/20 CLIENT:
TN./RGE.: 3N./7E. PROJ. # 020-006 Bob Husic
CITY/TWP: Highland DWG. BY: VP/JCP 2225 North Street
COUNTY: Oakland PAGE # 1 OF 1 Milford, MI 48380

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby certify that the parcel of land described and delineated herein has been surveyed under my supervision, that the plot herein is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472

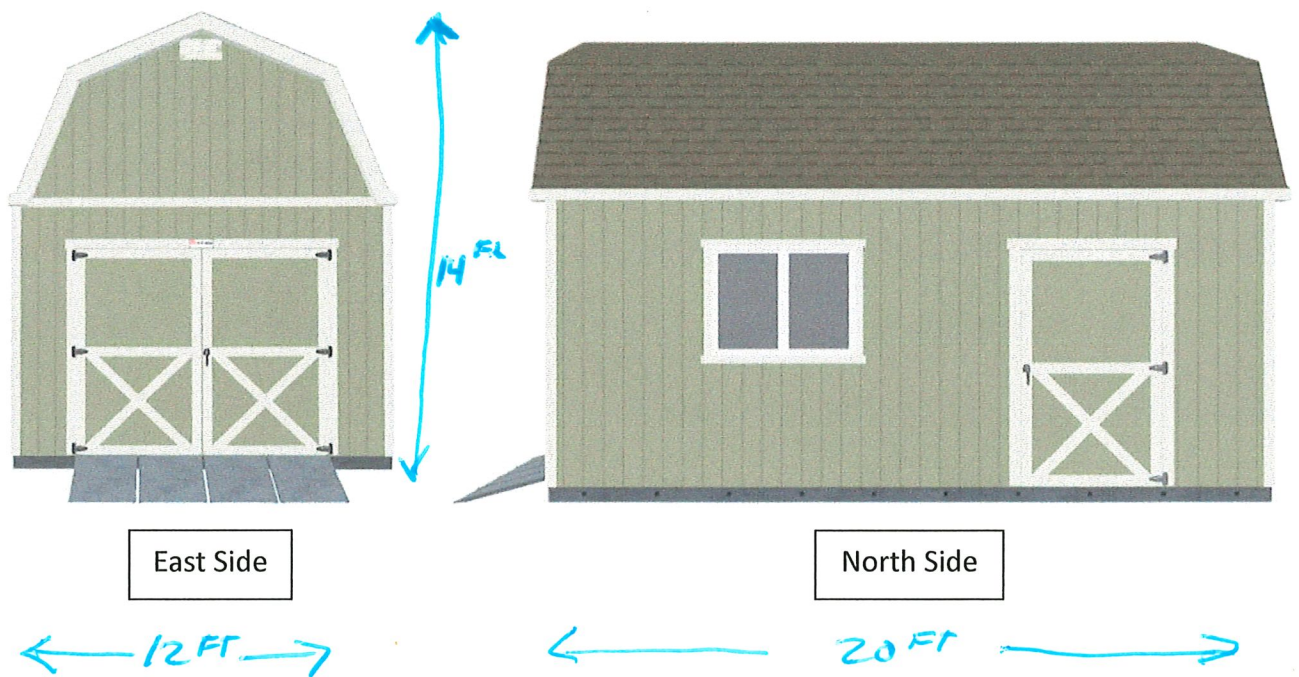
= COPY =



Proposed Building, Tuff Shed Premier Pro Tall Barn Size 12' wide by 20' long

Not Scaled

2225 North Street, Milford, MI



Not Scaled

Discussion from the Public:

No public comment was offered.

Discussion from the Board:

Mr. Borg stated that in reference to worksheet question #1 the lot is exceptionally narrow but not shallow, irregularly shaped, or has unusual topography. Then referencing worksheet question #2 he noted that moving the septic system would allow the structure to be built within the setback requirements. Mr. Borg then referenced question #3 stating that the request is of a personal nature as a garage is not required to use his residential property. Finally, referencing question #6, he stated that he does not feel that this is the minimum variance necessary as the septic field could be relocated to the rear of the lot so that the structure could be built to meet the setback requirements.

Mr. Hoffman stated that the lot is exceptionally narrow and small such that moving the septic field would not be reasonable. He noted that the proposed location meets the Oakland County Health Division's (OCHD) minimum setback requirement from the septic field. He also felt that it would be an unreasonable cost to move the septic field.

Mr. Jickling stated that narrowness is not the issue here as the proposed structure would meet the side setbacks. He also noted that finances are not something that they are supposed to consider.

Mr. Raimondo asked the applicant if he plans to run electricity to the proposed structure and if he plans to remove the existing smaller accessory structure if the proposed structure is built. Mr. Blanchet said that he does plan to run electricity to the new structure to run the garage door opener and the light, and he does plan to remove the existing structure as it would block access to the new structure.

Mrs. Michaels asked if the applicant plans to install a heat system in the proposed structure because in the photo provided of said structure it looks like there is a heat stack coming out the rear wall. Mr. Blanchet stated that he does not intend to heat the structure and noted that the photo was just an example of the general type and size of the structure.

Mr. Eichinger noted that the access to the rear of the yard where the proposed structure would be located is very narrow. He asked the applicant if a driveway is planned. Mr. Blanchet noted that there is 14 feet between the house and the side lot line, so he plans to install a 12-foot-wide driveway.

Mr. Gerathy stated that moving the septic field does not seem like a viable option considering the size of the lot and that the requested location seems to be the best spot on the property.

Facts and Findings

The parcel is extremely narrow.

The request is the minimum variance necessary.

The request meets the OCHD minimum setback requirement from the septic field.

The request is in keeping with the character of the neighborhood.

Motion:

Mr. Hoffman made a motion in Case #24-10, 3024 Central Blvd, parcel # 11-32-476-031, to approve a 30-foot variance from the calculated 38-foot rear yard setback to 8-feet provided for the construction of an accessory structure. Mr. Raimondo supported the motion.

Roll Call Vote: Mr. Hoffman-yes, Mr. Borg-no, Mr. Eichinger-yes, Mrs. Michaels-yes, Mr. Raimondo-yes, Mr. Jickling-no, Mr. Gerathy-yes, (5 yes votes, 2 no votes). The motion carried and the variance was approved.

- | | |
|-------------------|--|
| 2. CASE NUMBER: | 24-11 |
| COMPLAINT: | |
| ZONING: | LV – Lake and Village Residential District |
| PARCEL #: | 11-32-476-007 |
| PROPERTY ADDRESS: | 2225 North St |

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS

May 15, 2024

Page 3 of 5

APPLICANT: Robert Husic
OWNER: Robert Husic
VARIANCE REQUESTED: A 6.9-foot variance from the calculated 30-foot eastern front yard setback to 23.1-feet provided.
(Section 9.02.B.a.)
This request is for the construction of an uncovered deck and stairs.

Chairman Gerathy introduced the case and asked if the applicant was present and had anything else to add that was not included with the application.

Discussion from the Applicant:

Robert Husic, applicant, was present and went over the case as presented.

Discussion from the Public:

No public comment was offered.

Discussion from the Board:

Mrs. Michaels stated that this lot is substandard, the two front yards create a practical difficulty, and the existing decks are very dilapidated. She noted that the request is to provide the necessary access to the home.

Mr. Eichinger agreed with Mrs. Michaels noting that the encroachment is the minimum necessary to access the door facing Central Blvd and would be an improvement to the neighborhood.

Mr. Borg stated he agreed that having two front yards on a small lot presents a difficulty and that the request is the minimum necessary.

Mr. Raimondo agreed with the other Board members stating the facts and findings below.

Facts and Findings

The parcel is substandard in size.

The parcel is a corner lot with two front yards.

The request is the minimum variance necessary.

The request is in keeping with the character of the neighborhood.

The request will not negatively impact the neighborhood.

Motion:

Mr. Raimondo made a motion in Case #24-11, 2225 North St, parcel # 11-32-476-007, to approve a 6.9-foot variance from the calculated 30-foot eastern front yard setback to 23.1-feet provided for the construction of an uncovered deck and stairs. Mr. Borg supported the motion.

Roll Call Vote: Mr. Hoffman-yes, Mr. Raimondo-yes, Mr. Eichinger-yes, Mrs. Michaels-yes, Mr. Borg-yes, Mr. Jickling-yes, Mr. Gerathy-yes, (7 yes votes). The motion carried and the variance was approved.

Mrs. Micheals made a motion to issue a Final Determination for case # 24-11. Mr. Raimondo supported the motion and it was approved with a unanimous voice vote.

3. CASE NUMBER: 24-12
COMPLAINT:
ZONING: ARR – Agricultural & Rural Residential District
PARCEL #: 11-16-300-015
PROPERTY ADDRESS: 1660 W Wardlow Rd
APPLICANT: Blake Charlick
OWNER: Blake & Elizabeth Charlick



Charter Township of Highland (H) 11-32-476-007 **Active**

Print Layout: 2 per page ▼

Print Date: Date:

2225 North St
Milford MI 48380-2234

View: Front

Structure: Primary

Photo Date: 11/12/2013



2225 North St
Milford MI 48380-2234

View: Front

Structure: Primary

Photo Date: 07/26/2024





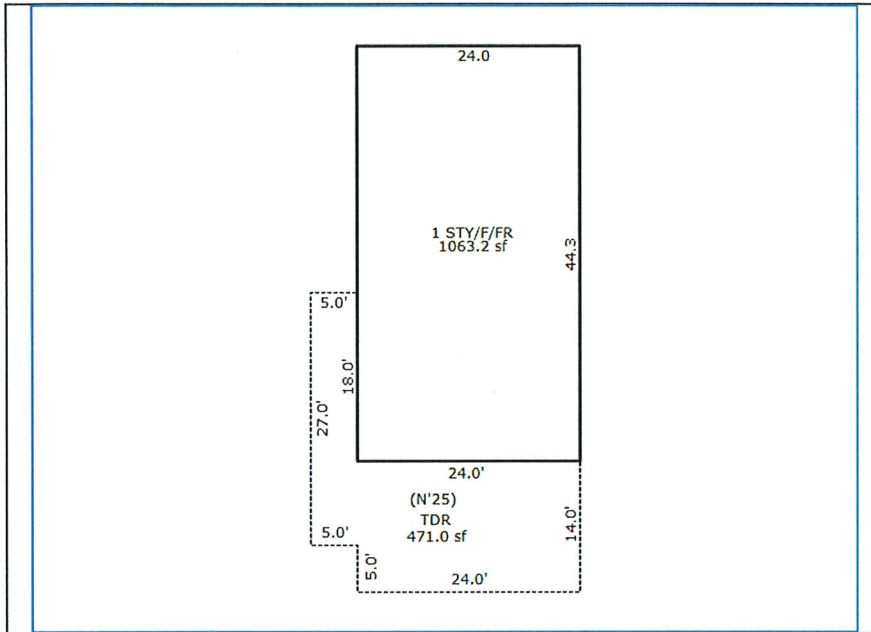
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page ▼

PIN: 11-32-476-007

PRINT DATE: 6/30/2026



2225 NORTH ST MILFORD MI 48380-2234

3 beds / 1 full baths / 0 half baths / 1063 sq ft

Residential Property Profile

11-32-476-007

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) : COLLEEN DOHERTY & ROBERT HUSIC
Postal Address : 2225 NORTH ST MILFORD MI 48380-2234

Location Information

Site Address : 2225 NORTH ST MILFORD MI 48380-2234
PIN : 11-32-476-007 Neighborhood Code : RNV
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 32 NEW VENICE LOTS 39 & 40

Most Recent Sale Since 1994

Date : 10/22/2012
Amount : \$1 Liber : 45121:034
Grantor : HUSIC, ROBERT L
HUSIC, COLLEEN M Grantee : HUSIC, ROBERT L
DOHERTY, COLLEEN M HUSIC, COLLEEN M

Tax Information

Taxable Value	: \$63,497	State Equalized Value	: \$124,120
Current Assessed Value	: \$124,120	Capped Value	: \$63,497
Effective Date For Taxes	: 12/01/2025	Principal Residence	: N/A
		Exemption Type	
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2025 Taxes		2026 Taxes	
Summer	: \$1,386.02	Summer	: \$1,418.81
Winter	: \$817.20	Winter	:
Village	:	Village	:

Lot Information

Description : LEVEL Area : 0.313 ACRES

2225 NORTH ST MILFORD MI 48380-2234



3 beds / 1 full baths / 0 half baths / 1063 sq ft

Residential Property Profile

11-32-476-007

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.

Primary Structure

Structure	: Ranch	Living Area	: 1063 SQ FT
Ground Floor	: 1063 SQ FT	Year Built	: 1986
Effective Year	: 1986	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 5
Bedrooms	: 3	Full Baths	: 1
Half Baths	: 0	Fireplaces	: 0
Ext Walls	: Alum., Vinyl	Basement	: YES - FULL
Garage	: None	Heat	: Forced Air w/ Ducts
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
--------	--------------	------	-----------

Porch Information

Type	Area
WPP	22 SQ FT
WPP	22 SQ FT
Treated Wood	471 SQ FT