



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: August 19, 2026
Re: ZBA26-16
3921 Orchard Dr
11-12-326-002
Applicant: Stephen Garth
Owner: Stephen Garth

The subject parcel is zoned LV– Lake and Village Residential. The total parcel size is approximately 0.164 acres (3,214 sqft).

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 33 ft
Ordinary Highwater mark: 41 ft
Side yards: 5 ft / 15 ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

A 31.9-foot variance from the calculated 33-foot front yard setback to 1.1-feet provided for the construction of a detached garage. This request is for a variance from Sec. 9.02.B.a. 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: 8/19/26

Case Number: 26-16

Fee: \$325

Date Applied: 7/1/2026

205 N. JOHN ST, HIGHLAND MI 48357

(248) 887-3791 ext. 2

APPLICANT NAME: Stephen L Garth

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: 3921 Orchard Dr. Highland, MI 48356 ZIP: 48356

ZONING DISTRICT: LV PARCEL ID NUMBER: 11-12-326-002

DIMENSIONAL VARIANCE(S) BEING REQUESTED: _____

Current 2-car garage → Tear down
Replace with 3-car garage
Same location, extended footprint per Alpine Land Surveying, Inc.
Current location does not meet newer set back requirements

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?

Current Garage is delapidated

Foundation below street allowing water flowing into

Current septic system doesn't allow other location

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

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.)

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

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.*

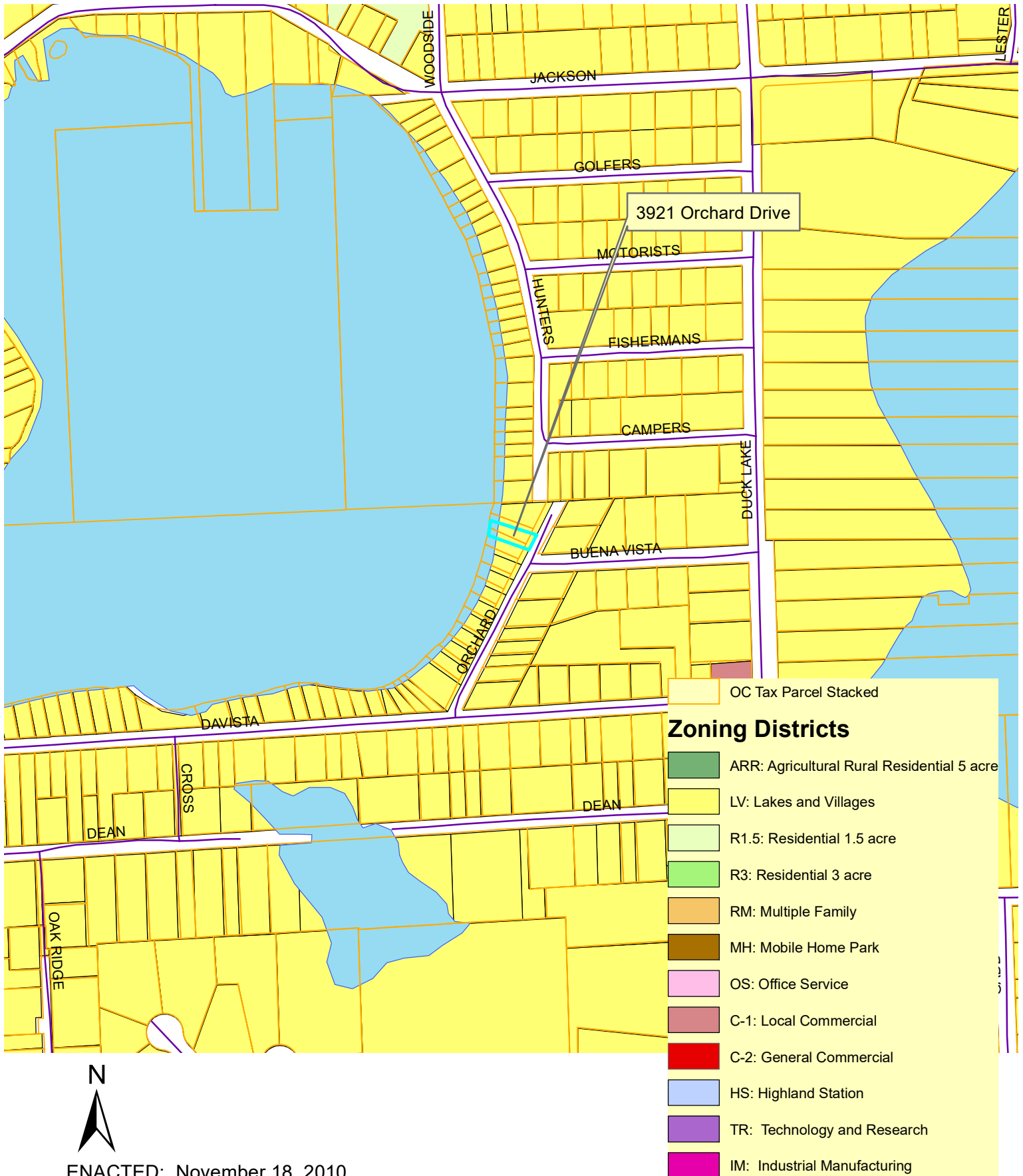
- a. The setback from the ordinary high water mark shall be determined to promote consistency with established patterns within a developed neighborhood, while protecting viewsheds of the lake for neighboring properties.
- b. Typically, the setback from the ordinary high water mark is sixty-five (65) 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)

CHARTER TOWNSHIP OF HIGHLAND

ZONING MAP



3921 Orchard Dr



3921 Orchard 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

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

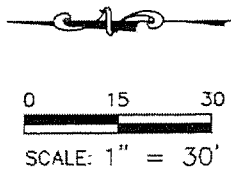
Date Created: 7/2/2026



SKETCH OF SURVEY

Prepared For: STEPHEN GARTH

Legal Description: PARCEL ID: 11-12-326-002
Lot 263 of DUCK LAKE SUBDIVISION, a subdivision of part of Sections 11 and 12, T. 3 N., R. 7 E., Highland Township, Oakland County, Michigan as recorded in Oakland County Records.

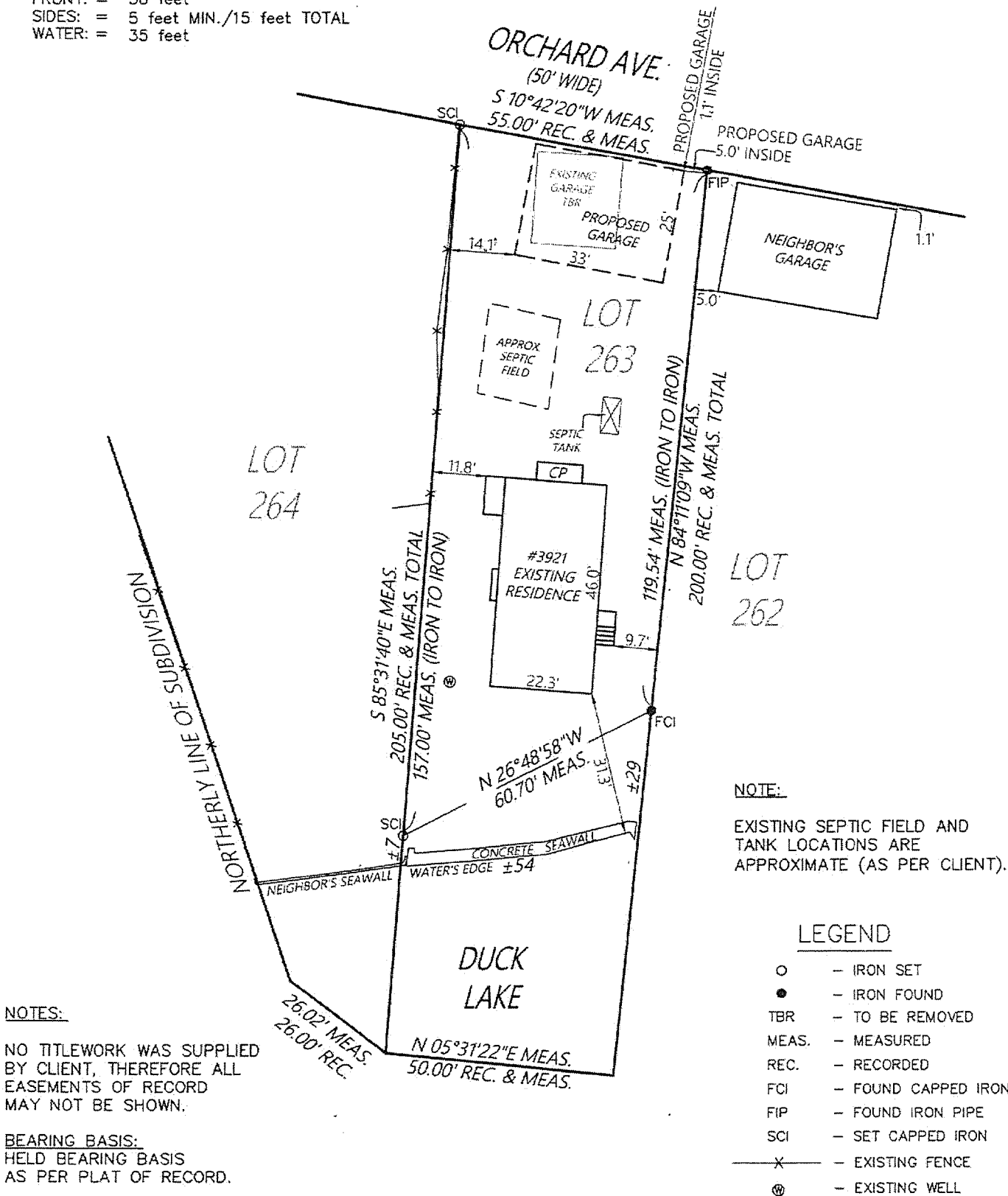


ZONING:

PROPERTY IS ZONED: LV
(LAKES AND VILLAGE RESIDENTIAL)

SETBACKS:

FRONT: = 38 feet
SIDES: = 5 feet MIN./15 feet TOTAL
WATER: = 35 feet



NOTES:
NO TITLEWORK WAS SUPPLIED BY CLIENT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

BEARING BASIS:
HELD BEARING BASIS
AS PER PLAT OF RECORD.

I hereby certify only to the parties hereon, that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set as noted hereon, permanent markers at the exterior corners of said lot and that all visible encroachments of a permanent nature upon said lot, are as shown on this survey. Said lot subject to all easements and restrictions of record.

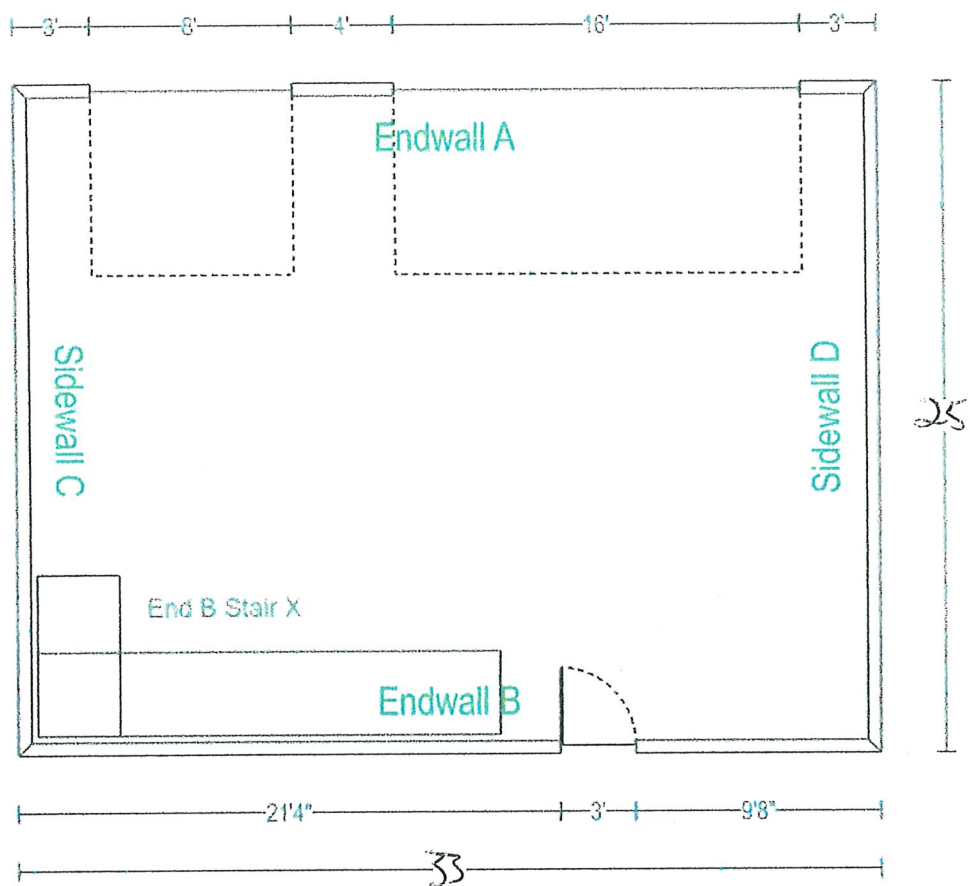


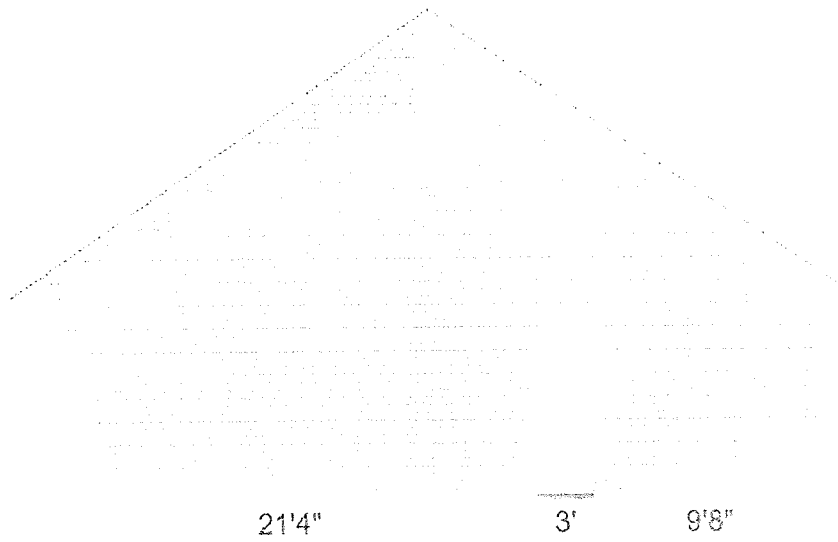
LICENSED PROFESSIONAL SURVEYOR #4001039075

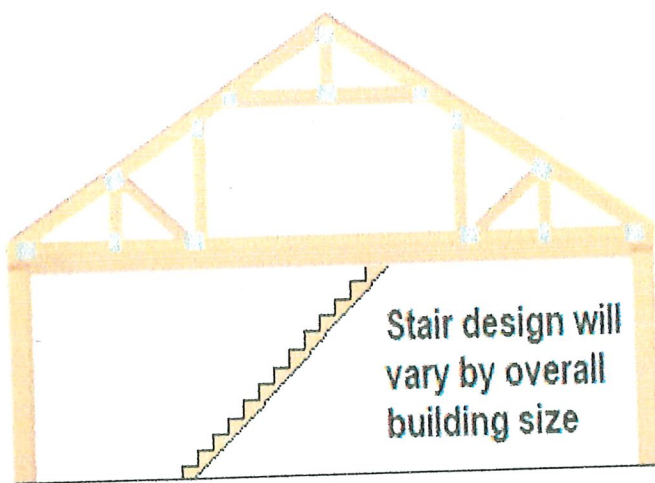
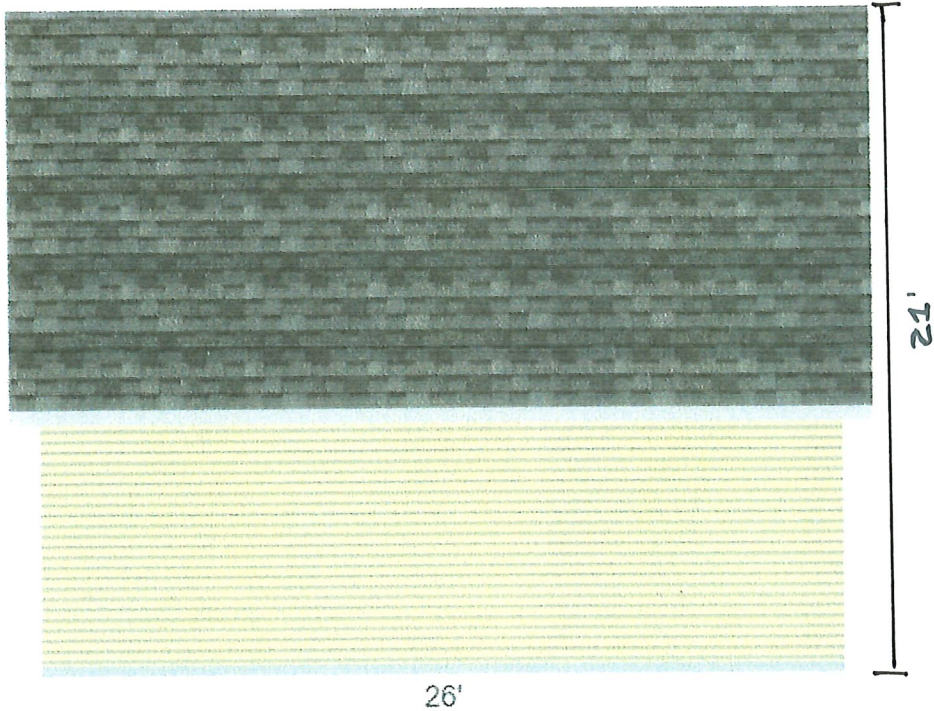
ALPINE
Land Surveying, Inc.

376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MICHIGAN, 48357
PHONE: 810-207-8050

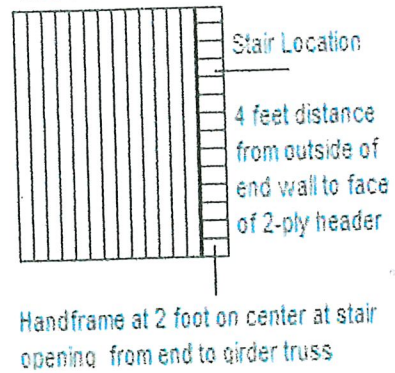
FIELD: KG
DRAWN: DJS
CHECKED: KG
REVISED:
DATE: 06-25-2026
JOB NO: 26-7317
SHEET: 1 OF 1







Top view/Truss layout
trusses 2 feet on center



DATE COLLECTED 7/25/85
RECEIPT NO. 74844

OAKLAND COUNTY HEALTH DIVISION
1200 N. Telegraph Rd., Pontiac, 48053
27725 Greenfield Rd., Southfield, 48076

STB 06 60476
586 2430719

11-12-326-007
Subdivision or Sidwell #

APPLICATION

FOR PERMIT TO INSTALL OR REPAIR
A SEWAGE DISPOSAL SYSTEM

(Township, Village, City) Highland No. 3921 Street Orchard
New Home no No. of Bedrooms 2 Repair of System yes

Non-Residential Building Type _____ No. of Persons _____

Owner Ross Pottinger Address 3921 Orchard City Highland Zip 48031

Applicant T. Brendel Ex Address 6212 Grass Lake City Milford Zip 48042

SIGNED: T. Brendel Date 7/10/85 Telephone No. 887-4678

SUBSOILS DATA: Make at least two borings into the soil about twenty-five (25) feet apart to at least a depth of seven and one-half feet in the area of the planned drain field. Soil borings for dry well installation must be at least twelve (12) feet deep.

Hole #1	Hole #2	Hole #3	Hole #4
In. Topsoil _____	In. Topsoil _____	In. Topsoil _____	In. Topsoil _____
<u>6</u> Ft. of <u>SAND</u>	Ft. of <u>SAND</u>	Ft. of _____	Ft. of _____
Ft. of _____	Ft. of _____	Ft. of _____	Ft. of _____
Ft. of _____	Ft. of _____	Ft. of _____	Ft. of _____
Grnd. Water at <u>6</u> Ft.	Grnd. Water at _____ Ft.	Grnd. Water at _____ Ft.	Grnd. Water at _____ Ft.

BORING LOCATIONS MUST BE INDICATED ON ACCOMPANYING PLOT PLAN REPORTED SOIL CONDITIONS
CONFIRMED? YES ☒ NO ☐ Environmentalist Rogers, Shure Date 7-24-85

Two-Compartment Tank Recommended

PERMIT

Size of Septic Tank 1000 Gals; Lineal feet Drain Tile 130; Trench width 36 In.;
Spacing C. to C. 8 Ft.; OR Drainage Bed consisting of _____ Sq. Ft. or 2 Drywells
of 1000 Gals. each, with 2 Ft. of stone totaling 42 Sq. Ft. of Absorption Area
2 short dry wells 480

Stipulations are listed below. The location and system design are indicated on attached scaled drawing which is part of this permit.

1. Locate drain field: At Perce 2. Cut all trenches _____ Ft. to _____
Cut Drainage Bed 50% / 100% _____ Ft. to _____

3. CALL FOR A CUTDOWN INSPECTION PRIOR TO BACKFILLING _____
Date of Mid-Inspection _____ by _____

4. Backfill with Clean, Coarse Sand to Grade of Tile Field _____

5. Other Describe: We recommend that the well to be moved
to the like side of the house, and existing one to be
sealed properly (The septic system must be kept at least
50' away from all wells) by a licensed well contractor and this office must

If Denied, Indicate Reasons: be notified in writing how it was done and by whom

PERMIT: Approved ☒ Denied ☐ Hold ☐ Environmentalist Rogers, Shure Date 7-24-85

ACT 53 - P.A. 1974 Requires the applicant to notify the public utilities prior to an excavation.

THIS PERMIT IS VOID TWO (2) YEARS FROM DATE OF ISSUE

POST
ON
JOB

DATE OF ISSUE 7-24-85 PERMIT No. 81506 HIGHLAND

WELL: Well Construc
 Casing Size: _____
 Pump Installer: _____
 Well Contractor: _____
 Builder: _____
 Address of Well: 39
 Sidewell: 11-12-386
 CWT: 128 H.S.

Mr. Ross
 Called, we discuss
 will he said with
 move

(A) SEPT. (1) Septic Tank Size 1000 gals. (2) Outlet "T" or "L" checked T (3) Interior free from excessive dirt
 (4) Sound Cover ✓ (5) Outlet sealed 360° ✓ (6) Tank free from cracks, etc. _____
 Remarks: _____

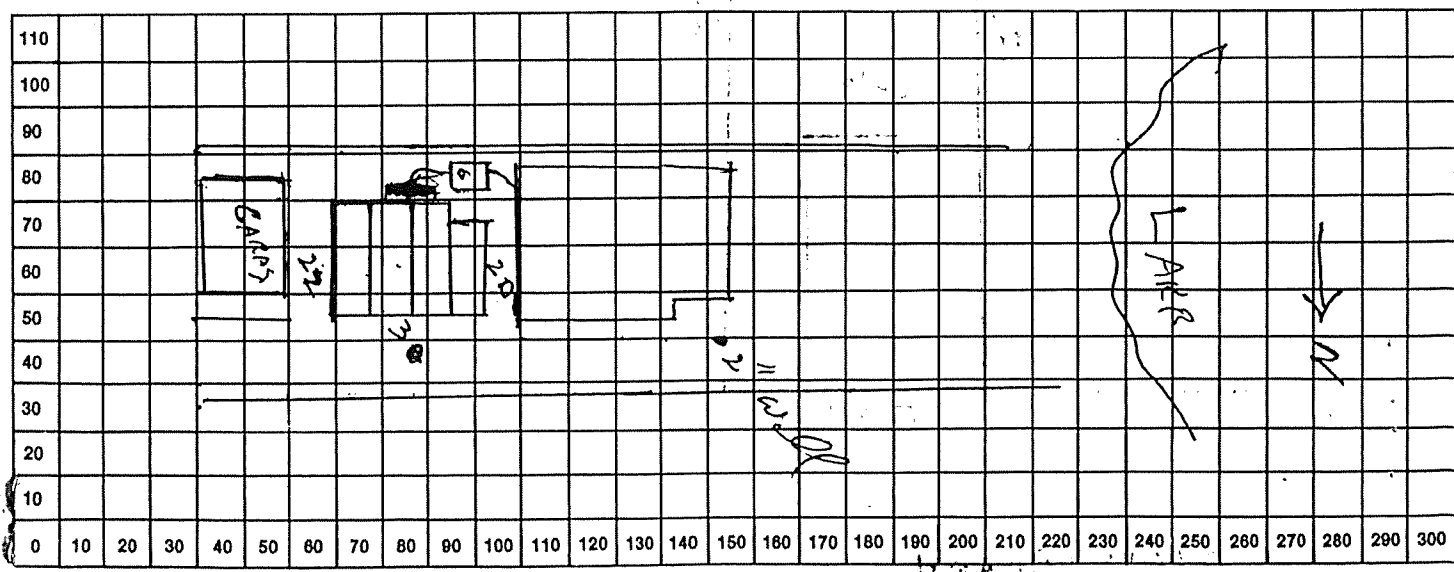
(B) TILE FIELD (1) Header level ✓ (2) Distribution box level, footings below frost _____ (3) Number of tile lines 5
 (4) Length 20-23 ft. (5) Trench width 36 in. (6) Footer 30 ft. (7) Total lineal 138 ft. (8) 2", 6A stone
 over _____ (9) Proper joint covering _____ (10) Tile spacing 1/4" to 1/2" _____ (11) 6", 6A stone under _____
 (12) Fall of tile lines not more than 3"/100 ft. _____ (13) Does Installation essentially comply with scaled plan? _____
 (14) If not explain in remarks: _____

(C) DRAINAGE BED (1) Size _____ ft. x _____ ft. (2) Total _____ sq. ft. (3) Distribution box level, footings below
 frost _____ (4) Header level _____ (5) Number of tile lines _____ (6) Length of tile lines _____ ft.
 (7) Footer _____ ft. (8) Total _____ ft. (9) 2" 6-A stone over _____ 10 1/4" to 1/2"
 spacing _____ (11) Proper joint covering _____ (12) 6", 6-A stone under tile _____ (13) At least 2 ft.
 sand, of total area (2) under stone _____ (14) Does Installation comply with plan accompanying permit? _____
 (15) If not, explain in remarks: _____

(D) DRY WELLS (1) To calculate the effective absorption area of one rectangular dry well, measure the two sides and the two ends of
 the excavated area and multiply the sum of these four sides by the water depth of the well + 6 Inches. Side _____
 ft., end _____ ft., depth _____ ft. Absorption area _____ sq. ft. No. of wells _____. Total absorption area
 _____ sq. ft.

(1) For circular dry well, use formula: $A = \pi dh$ ($\pi = 3.14$), d = Diameter of excavated area _____ ft., h = water depth
 + 6 Inches _____ ft. absorption area _____ sq. ft. no. of wells _____. Total absorption area _____ sq. ft.
 (2) 6-A stone, sides _____ in, ends _____ in. (3) Drainage openings, sides _____, ends _____

Sketch plan of installation showing house, North, water well by, X, any lake or stream and A, B, C, D above.
 Indicate Isolation distances where applicable. Scale 1/4" = 10'. (House not to scale).



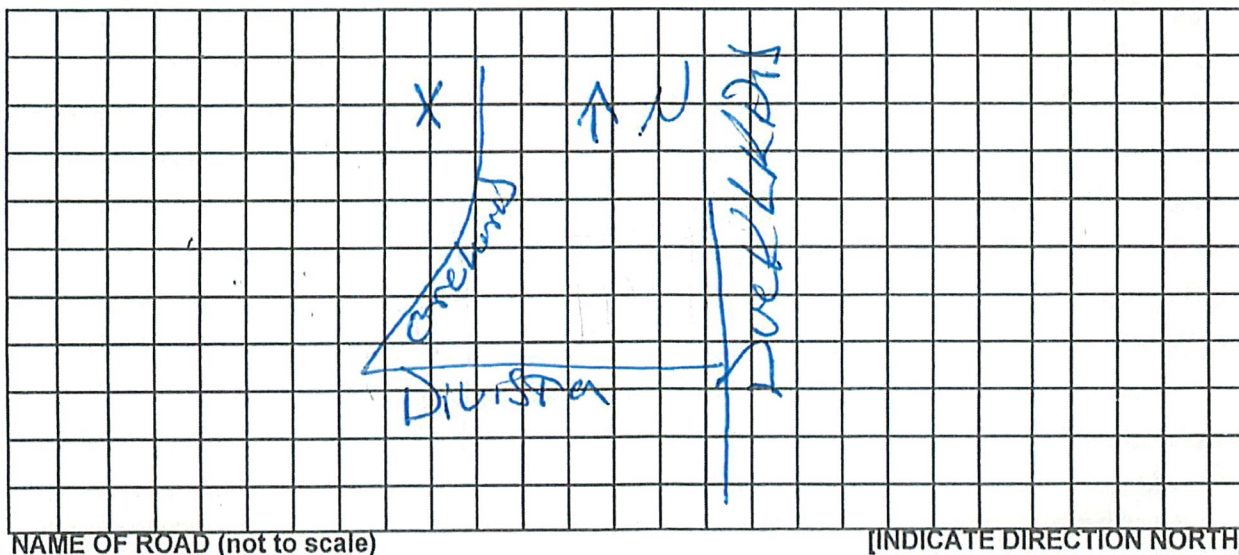
Road (not to scale)
 Installer T. BRONDEL Approved (Environmentalist or Other) K. J. S. S. S. Date 8-15-88

LOT# 263 OAKLAND COUNTY HEALTH DIVISION Closed 4-14-98
Subdivision Duck Lake 1200 N. Telegraph Rd., Pontiac 48341-0432 (248) 858-1312
Sidwell# 11-12-326-002 27725 Greenfield Rd., Southfield 48076-3625 (248) 424-7190
1010 E. West Maple Road, Walled Lake 48390-3588 (248) 926-3305

APPLICATION TO INSTALL A WELL
(Well action notification/permit application form)

NEW WELL ☐ REPLACEMENT WELL ☒ ROTARY ☐ CABLE TOOL ☒ OTHER ☐
(Township, Village, City) Highland No. 3921 Street ORCHARD DR.
New Home ☐ Non-Residential Building use ☐ # of persons 2
Owner Tom Decker Address 3921 City Highland Zip 48351
Applicant Same Address - City - Zip -
Well contractor: Joe Curry w/p Reg # 2147 Phone: 887-1738
Closest point from well to sources of contamination: Septic tank 60 ft. Disposal field 70 ft.
Sewer line - ft. Grinder pump - ft. Other - ft.
Proposed use of well: Private ☒ Type I ☐ Type II ☐ Type III ☐ Other -
THE UNDERSIGNED ACKNOWLEDGES THEY WILL DELIVER A WELL EDUCATION PACKET TO THE WELL OWNER.
SIGNED: [Signature] DATE: 2/20/98 TELEPHONE NO: 887-1738

LOCATE NEIGHBORING AND PROPOSED WELL AND SEPTIC TANK/FIELD ON GRAPH BELOW



WELL PERMIT
NEW WELL ☐ REPLACEMENT WELL ☒ SITE EVALUATION DATE 2-25-98
Special well depth requirement _____
SPECIAL CONDITIONS: _____

PERMIT: APPROVED ☒ DENIED ☐ HOLD ☐ ENVIRONMENTALIST Jerry Gloor DATE 2-26-98

Installation must comply with Michigan Water Well Construction and Pump Installation Code, Part 127 Act 368 of the Public Acts of 1978, as amended, and rules and Act 399 of 1976 as amended and administrative rules. Required isolation distances must be verified by installer.

THIS PERMIT IS VOID TWO(2) YEARS FROM DATE OF ISSUE

29.

TAX NO.:		MICHIGAN DEPARTMENT OF PUBLIC HEALTH WATER WELL AND PUMP RECORD				PERMIT NO. <u>APPLIED FOR</u> <u>2/20/98</u> <u>NOT YET AVAILABLE</u>	
1. LOCATION OF WELL		Township Name		Fraction	Section No.	Town No.	Range No.
County OAKLAND		HIGHLAND		NW 1/4 SW 1/4 NW 1/4	12	3N	7E
Distance and Direction from Road Intersection		3. OWNER OF WELL					
52 FOOT W. OF ORCHARD AVE. TOM REBECA		Address TOM REBECA					
3 BLOCKS N. OF DIVISTA 3921 ORCHARD AVE		3921 ORCHARD AV HIGHLAND, MI					
Street Address & City of Well Location		Address Same as Well Location ☒ Yes ☐ No					
Locate with 'x' in Section Below		Sketch Map		4. WELL DEPTH:		Date Completed	
				117 ft.		2 / 26 / 98	
						☐ New Well ☒ Replacement Well	
2. FORMATION DESCRIPTION		THICKNESS OF STRATUM		DEPTH TO BOTTOM OF STRATUM		5. ☒ Cable Tool ☐ Rotary ☐ Driven ☐ Dug	
						☐ Hollow Rod ☐ Auger/Bored ☐ Jettied ☐	
BROWN CLAY		15		15		6. USE: ☒ Household ☐ Type I Public ☐ Type III Public	
BROWN SAND		5		20		☐ Irrigation ☐ Type IIa Public ☐ Heat Pump	
SAND & GRAVEL		15		35		☐ Test Well ☐ Type IIb Public ☐	
GRAY SAND		5		40		7. CASING: ☒ Steel ☒ Threaded ☐ Plastic ☐ Welded ☐ Other	
GRAY CLAY		2		42		Height: Above/Below Surface: <u>11</u> ft	
PUDDY SAND		5		47		Diameter: <u>4</u> in. to <u>113</u> ft. depth	
GRAY CLAY & ROCKS		15		62		Weight: _____ lbs./ft.	
GRAY CLAY & SAND		8		70		BORE HOLE: ☒ Drive Shoe ☐ Shale Packer	
HARD PACKED CLAY		25		95		8. SCREEN: ☐ Not Installed ☐ Gravel-Packed	
SAND & SMALL GRAVEL		3		98		Type: <u>S.S.</u> Diameter: <u>3"</u>	
GRAVEL		10		108		Slot: <u>1/2"</u> Length: <u>4'</u>	
WATER BARING SAND		10		118		Set Between: <u>113</u> ft. and <u>117</u> ft.	
						FITTINGS: ☒ Packer ☐ Bremer Check ☒ Blank Above Screen <u>2</u> ft. Other _____	
						9. STATIC WATER LEVEL: <u>15</u> ft. Below Land Surface ☐ Flowing	
						10. PUMPING LEVEL: Below Land Surface <u>40</u> ft. After <u>1/2</u> hrs. Pumping at <u>20</u> G.P.M.	
						☐ Plunger ☐ Bailer ☐ Air ☒ Test Pump	
						11. WELL HEAD COMPLETION: ☒ Pitless Adapter ☐ 12" Above Grade ☐ Basement Offset ☐ Well House	
						12. WELL GROUTED? ☐ No ☒ Yes From <u>0</u> to <u>113</u> ft.	
						☐ Neat Cement ☒ Bentonite ☐ Other _____	
						No. of Bags <u>3</u> Additives _____	
						13. NEAREST SOURCE OF POSSIBLE CONTAMINATION: Type <u>SEPTICE</u> Distance <u>60</u> ft. Direction <u>S</u>	
						Type _____ Distance _____ ft. Direction _____	
						14. PUMP: ☐ Not Installed ☐ Pump Installation Only	
						Manufacturer's Name <u>RED JACKET</u>	
						Model Number <u>RJ50</u> HP <u>1/2</u> Volts <u>115</u>	
						Length of Drop Pipe <u>42</u> ft. Capacity <u>20</u> G.P.M.	
						TYPE: ☒ Submersible ☐ Jet ☐ Other _____	
						PRESSURE TANK: _____	
						Manufacturer's Name _____	
						Model Number _____ Capacity _____ Gallons _____	
15. WATER WELL CONTRACTOR'S CERTIFICATION:		This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.					
		JOE CURRY WELL DRILLING 2147					
		REGISTERED BUSINESS NAME _____ REGISTRATION NO. _____					
		Address <u>130 ELM HIGHLAND MI 48357</u>					
		Signed <u>[Signature]</u> Date <u>2/26/98</u>					
		AUTHORIZED REPRESENTATIVE					
17. DRILLING MACHINE OPERATOR:		Authority: Act 368 PA 1978					
☐ Employee ☐ Subcontractor		Completion: Required					
Name <u>OWNER</u>		Penalty: Conviction of a violation of any provision is a misdemeanor.					

GW-2-228 9/93

LOCAL HEALTH DEPT. COPY

OAKLAND COUNTY HEALTH DIVISION
FINAL INSPECTION FOR WELL

CVT: 128 SIDWELL 11-12-326-002 LOT# 48263
SUBDIVISION: Duck Lake
ADDRESS: 3921 Orchard Highway Pinay Doder 48356 889-0221
WELL DRILLER Joe Curry REG# 2147

Well permit # 2392
Sewage permit # 81506

Well Isolation:

From septic/sewer 250 ft
From known fuel storage tanks ft.
From unused or non-drinking water wells ft.
Other

Well construction:

Observed during construction ☒ Surveyed after installation ☐
Well Depth Min. well depth met: Yes ☐ No ☐
Well location in relation to buildings/ building overhang $\geq 3'$ Yes ☒ No ☐
Casing terminates twelve inches above grade: Yes ☒ No ☐ in.
Well cap approved Yes ☒ No ☐ Screened vent Yes ☒ No ☐ NA ☐
Flowing well properly constructed Yes ☐ No ☐ NA ☒
Well material: steel ☒ plastic casing size 4 in.
Open annular space or caving around the casing Yes ☐ No ☒

Grout Inspection: Date 2-25-98 Approved: Yes ☒ No ☐ N/A ☐
Grout material: neat cement ☐ bentonite ☐
Checked to depth ft.
Observed during grouting ☒ Probed after installation ☐

Electrical conduit approved: Yes ☒ No ☐

Type of pump: submersible ☒ other

Water piping material approved: Yes ☒ No ☐ Unknown ☐

Protected suction line Yes ☐ No ☐ N/A ☐

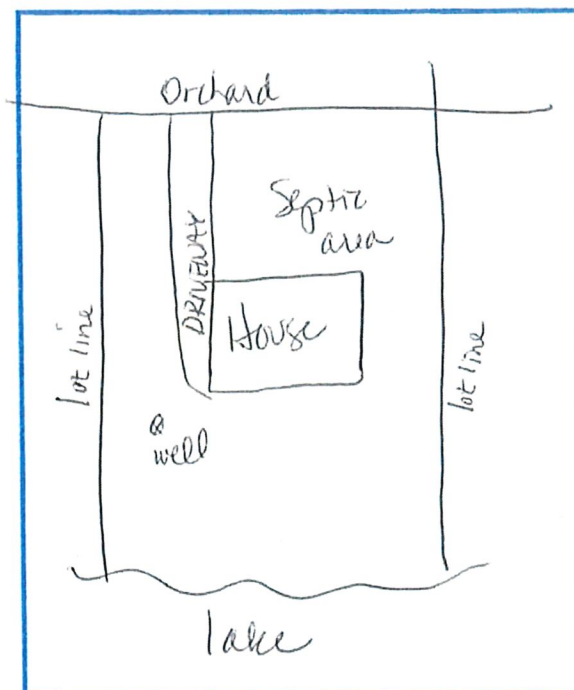
Check valve Yes ☐ No ☐

Storage tank approved: Yes ☒ No ☐

Location: approved basement ☒ crawl ☐ other ☐

Sample tap approved: Yes ☒ No ☐

SKETCH



Water test results: date 2-27-98

collected by HAI T. Rose PC 358

✓ approval ☒ Unsatisfactory ☒
bacteriologic ☒ nitrate ☒
nitrite ☒ fluoride ☒
arsenic ☐ other ☐

Comments:

Special Conditions/Deviations met: Yes ☐ No ☐ N/A ☒

Approved ☒ Disapproved ☐

Environmentalist Jew Rose Date 4-14-98



Charter Township of Highland (H) 11-12-326-002 **Active**

Print Layout: 2 per page ▼

Print Date: Date:

3921 Orchard Dr
Highland MI 48356-1957

View: Front

Structure: Primary

Photo Date: 04/10/2013





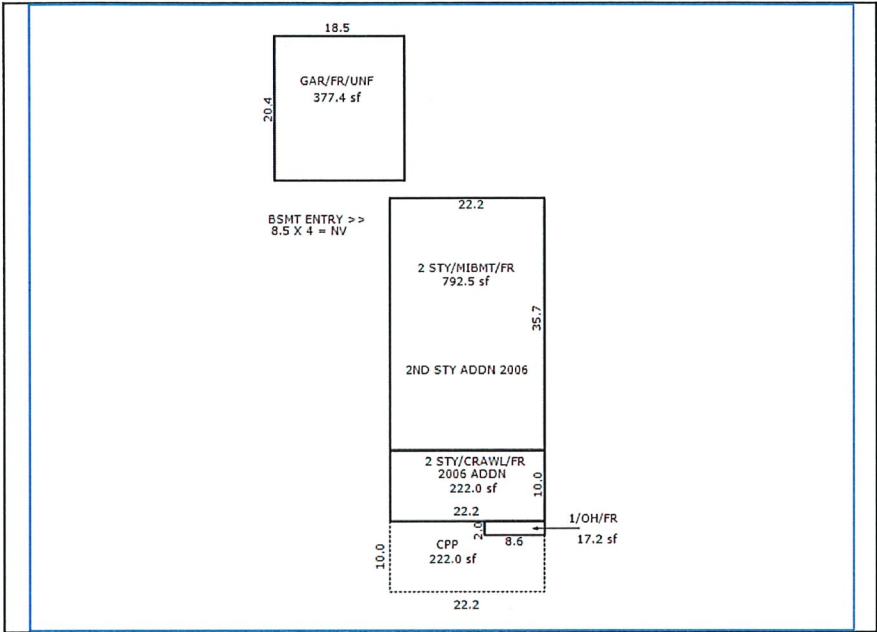
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page ▼

PIN: 11-12-326-002

PRINT DATE: 7/2/2026



3921 ORCHARD DR HIGHLAND MI 48356-1957

3 beds / 2 full baths / 0 half baths / 2047 sq ft

Residential Property Profile

11-12-326-002

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) : STEPHEN L GARTH
Postal Address : 50475 HUNTERS CREEK TRL SHELBY TWP MI 48317-1811

Location Information

Site Address : 3921 ORCHARD DR HIGHLAND MI 48356-1957
PIN : 11-12-326-002 Neighborhood Code : LDL
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 12 DUCK LAKE SUB LOT 263

Most Recent Sale Since 1994

Date : 04/21/2026
Amount : \$1 Liber : 61218:129
Grantor : GARTH, STEPHEN L Grantee : GARTH, STEPHEN L

Tax Information

Taxable Value	: \$160,815	State Equalized Value	: \$321,820
Current Assessed Value	: \$321,820	Capped Value	: \$160,815
Effective Date For Taxes	: 07/01/2026	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 0%	Winter Principal Residence Exemption Percent	: 0%
2025 Taxes		2026 Taxes	
Summer	: \$6,285.22	Summer	: \$6,430.65
Winter	: \$2,189.55	Winter	:
Village	:	Village	:

Lot Information

Description : LEVEL Area : 0.164 ACRES

3921 ORCHARD DR HIGHLAND MI 48356-1957

3 beds / 2 full baths / 0 half baths / 2047 sq ft

Residential Property Profile

11-12-326-002

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Primary Structure

Structure	: Bungalow	Living Area	: 2047 SQ FT
Ground Floor	: 1015 SQ FT	Year Built	: 1923
Effective Year	: 1992	Remodel Year	: 2006
Stories	: 2 Story	Rooms	: 7
Bedrooms	: 3	Full Baths	: 2
Half Baths	: 0	Fireplaces	: 1
Ext Walls	: Alum., Vinyl	Basement	: YES - FULL
Garage	: SEPARATE - 2 car (377 SQ FT)	Heat	: Forced Air w/o Ducts
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
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Porch Information

Type	Area
CPP	222 SQ FT