



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: May 15, 2024
Re: ZBA24-10
3024 Central Blvd
11-32-476-031
Applicant: Raymond Blanchet
Owner: Raymond Blanchet

The subject parcel is zoned LV – Lake and Village Residential District. The parcel size is approximately 0.184 acres or 8,015 square feet.

The required setbacks for this parcel are as follows:

Front yard: 38 feet

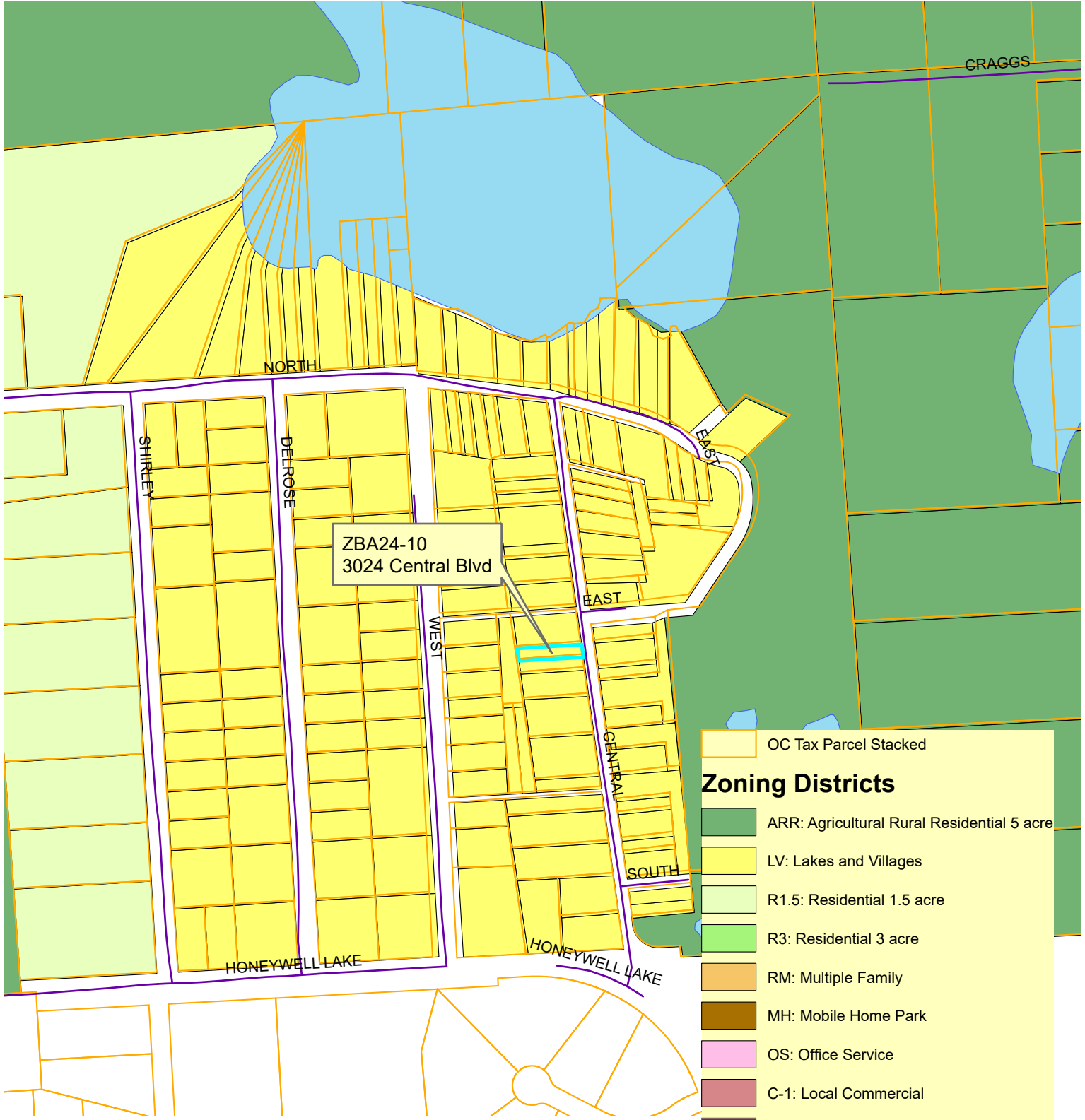
Rear yard: 38 ft

Side yards: 5 ft for the smallest yard and 15 ft total when both side yards are added together

This request is for a 30-foot variance from the calculated 38-foot rear yard setback to 8-feet provided for the construction of an accessory structure. This request is for a variance from Section 9.02.B.c. of the Zoning Ordinance.

The applicant has provided a scaled site plan and photos of the type of structure. Staff has supplied assessing records, a zoning map, an aerial approximation of the property, and Section 9.02. of the Zoning Ordinance.

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



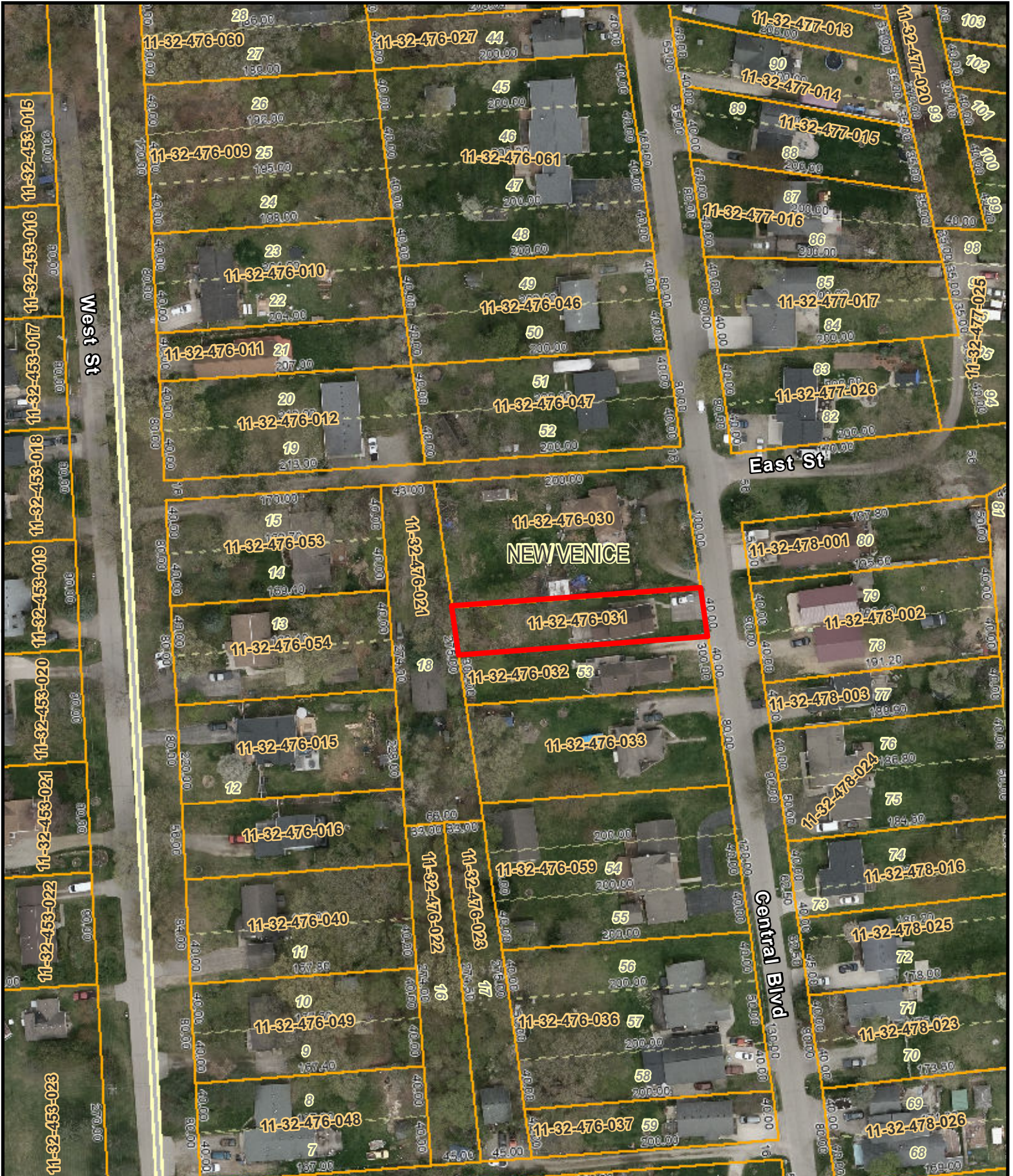
ZBA24-10
3024 Central Blvd

	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


3024 central



	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: 4/8/2024

 1 inch = 100 feet

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT

NAME: Raymond Blanchet

ADDRESS: 4775 Rayfore Dr
Commerce Twp, MI 48382

PHONE: (248) 613-9180

EMAIL: rab4775@gmail.com

OWNER

NAME: Raymond Blanchet

ADDRESS: 4775 Rayfore Dr
Commerce Twp, MI 48382

PHONE: (248) 613-9180

EMAIL: rab4775@gmail.com

PROPERTY ADDRESS: 3024 Central Blvd, Milford, MI 48380 ZONING: LV

PROPERTY TAX ID NO: H-11-32-476-031

ORDINANCE SECTIONS BEING APPEALED: Sec. 9.02, B.C.

VARIANCES REQUESTED: 30ft variance from 38ft rear yard setback to 8ft provided for a detached accessory structure

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: The issue is with the updated set backs, primarily from the back lot line. The requested set back is 8 feet to accommodate small garage which will avoid any of the septic field. The current 38 feet set back would prevent this improvement. The proposed area on property is the only allowable area to place the garage. We have located septic field and are avoiding this area. Without the requested variance, we could not build the garage to improve the property.

I certify that all required information is shown on the attached plan and included on this form. I acknowledge that by signing this application, I am granting the right of the Zoning Board of appeals members, inspectors and administrators to conduct a site inspection of the subject property. All statements are true to the best of my knowledge.

SIGNATURE OF OWNER: [Signature] DATE: 3-8-24

SIGNATURE OF APPLICANT: [Signature] DATE: 3-8-24
Signature of applicant must be notarized.

Subscribed and sworn to before me this 8th day of March, 2024
[Signature] Notary Public
My Commission expires September 1, 2027

Kelly Makowski
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Wayne
My Commission Expires September 1, 2027
Acting in the County of Wayne

APPLICATION FEE: \$ 275
Receipt# 1059566 Date Paid 4/1/2024
Received by eji

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.

Yes, this lot is both narrow and shallow.

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

No, it cannot. The updated setbacks since purchased prevents building the garage in the desired location without a variance.

- 3) Is the reason for a variance request of a personal nature? (for example: financial impact, physical and/or mental characteristics of the household members, inconvenience, etc.)

No

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

No. The difficulty is solely based on the expanded
set back from the rear property line when city updated.

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

No, not at all. In fact, this requested variance will
allow the proposed garage to be placed in location
that is similar with the neighbors. It will look symmetrical .

6) Will the proposed variance be the minimum necessary?

No. We have asked for 8 feet set backs to allow buffer.
This will be enough to allow a green area around the
small garage.

Signature



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.

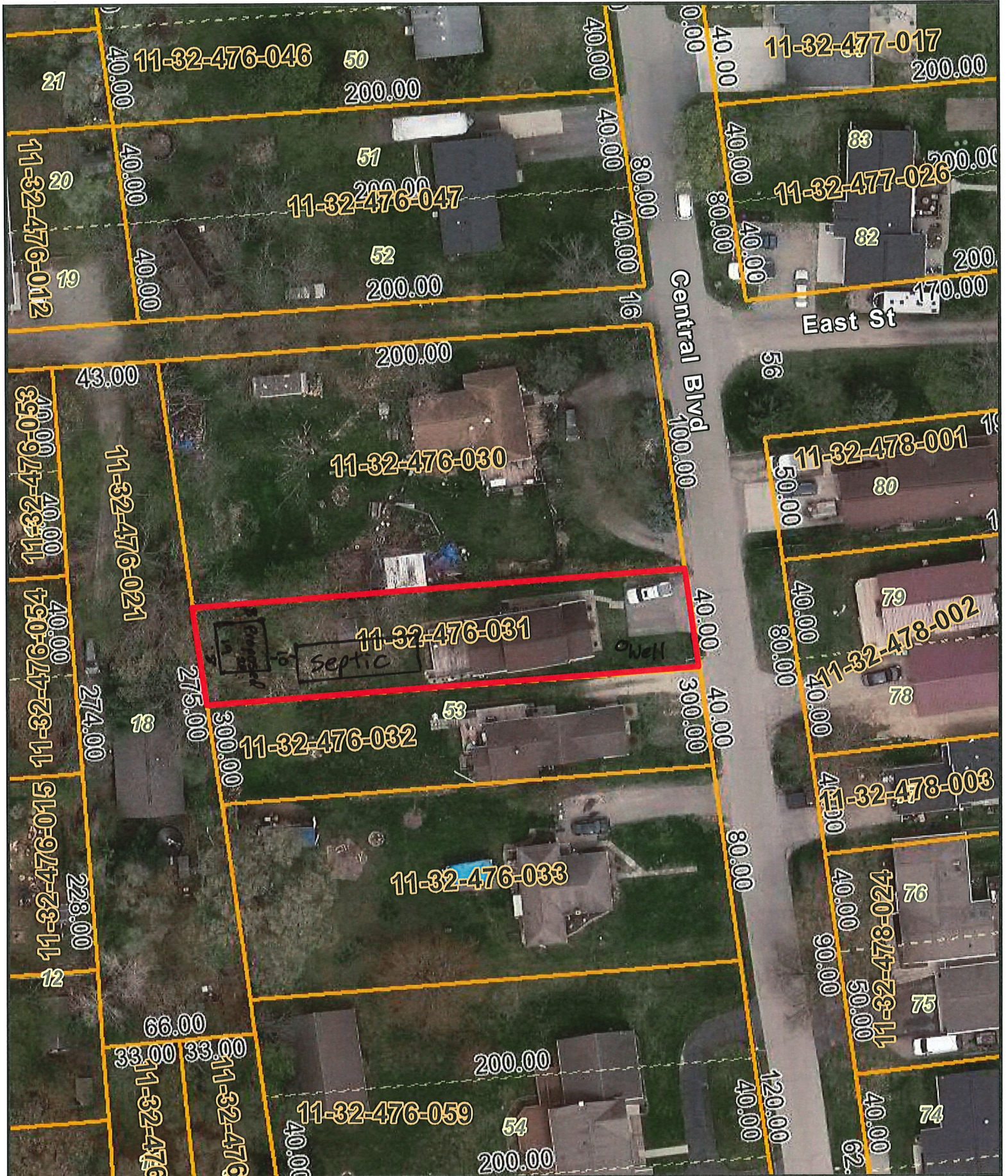
D. *Minimum Setback from the Ordinary High Water Mark.*

- 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:

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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)

3024 Central Blvd



-  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: 4/8/2024

 NORTH
 1 inch = 50 feet

Legend

● GPS Well

Septic Area - Site

— Dimension Line - Final

□ OC Tax Parcel

— 2ft Contours (Print Quality)



0 0.0055 0.011 mi

CENTRAL BLVD

CURRENT WELL LOCATION

40'

50'

EXISTING HOUSE

200'

14'

5'

100'

EXISTING DECK

SEPTIC ACCESS

TANK

EXISTING SEPTIC FIELD
16x49'

150'

19'
PROPOSED GARAGE

20'

13'

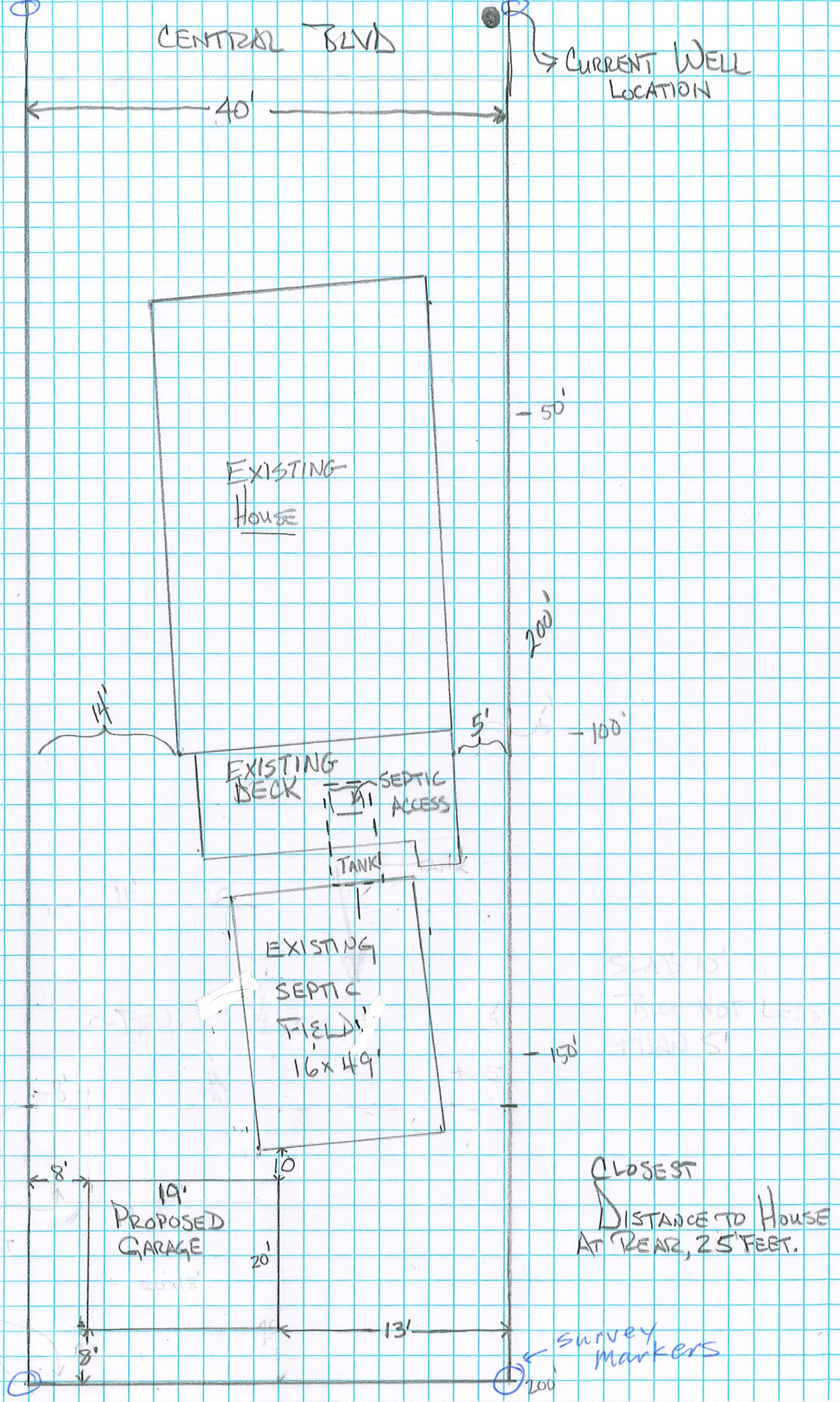
CLOSEST DISTANCE TO HOUSE AT REAR, 25' FEET.

Survey Markers

200'

SET BACK 8 FT

SEPTIC 15'
BUT NOT LESS THAN 5'



Proposed Structure



Proposed Structure



3024 Central Blvd
Milford MI 48380-2204

View: Front

Structure: Primary

Photo Date: 05/26/2016



3024 Central Blvd
Milford MI 48380-2204

View: Rear

Structure: Primary

Photo Date: 05/26/2016



3024 CENTRAL BLVD MILFORD MI 48380-2204



2 beds / 2 full baths / 0 half baths / 1543 sq ft

Residential Property Profile

11-32-476-031

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) : RAYMOND BLACHET
Postal Address : 3024 CENTRAL BLVD MILFORD MI 48380-2204

Location Information

Site Address : 3024 CENTRAL BLVD MILFORD MI 48380-2204
PIN : 11-32-476-031 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 N 40 FT OF S 200 FT OF LOT 53

Most Recent Sale Since 1994

Date : 06/25/2018
Amount : \$1 Liber : 51978:123
Grantor : FLAGG, WARREN A Grantee : BLANCHET, RAYMOND A

Next Most Recent Sale

Date : 04/11/2011
Amount : \$1 Liber : 46052:086
Grantor : FLAGG, WARREN A
BLANCHET, RAYMOND Grantee : FLAGG, WARREN A
A

3024 CENTRAL BLVD MILFORD MI 48380-2204



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Tax Information

Taxable Value	: \$93,380	State Equalized Value	: \$123,460
Current Assessed Value	: \$123,460	Capped Value	: \$93,380
Effective Date For Taxes	: 12/01/2023	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 0%	Winter Principal Residence Exemption Percent	: 0%
2022 Taxes		2023 Taxes	
Summer	: \$3,431.92	Summer	: \$3,603.28
Winter	: \$975.78	Winter	: \$1,076.90
Village	:	Village	:

Lot Information

Description	: LEVEL	Area	: 0.184 ACRES
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Primary Structure

Structure	: Bungalow	Living Area	: 1543 SQ FT
Ground Floor	: 1018 SQ FT	Year Built	: 1944
Effective Year	: 1985	Remodel Year	: 2013
Stories	: 1 Story	Rooms	: 6
Bedrooms	: 2	Full Baths	: 2
Half Baths	: 0	Fireplaces	: 1
Ext Walls	: Vinyl	Basement	: YES - FULL
Garage	: None	Heat	: Forced Heat & Cool
Fuel Type	: Gas	Central Air	: Yes

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
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Porch Information

Type	Area
Treated Wood	320 SQ FT