



# MEMORANDUM

To: Zoning Board of Appeals  
From: Kariline P. Littlebear, Zoning Administrator  
Date: July 16, 2025  
Re: ZBA25-14  
828 N Milford Rd  
11-22-176-016  
Applicant: Deanna Bueno  
Owner: Bueno Investment Group LLC

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The subject parcel is zoned IM – Industrial Manufacturing District. The total parcel size is approximately 0.676 acres (~29,446 sq ft).

The required setbacks for this parcel are as follows:  
Front yard (from property line not road edge): 75 ft  
Rear yard: 40 ft  
Side yards: 20 ft

This request is for a 10-foot variance from the required 20-foot north side yard setback to 10-feet provided for the construction of a detached accessory structure. This request is for a variance from Section 4.15. of the Zoning Ordinance.

The owners purchased the property in 2024. During the course of the site plan approval process for the Planning Commission it was discovered that the previous owners had built a detached accessory structure (shed) and installed electrical without permits. The current owners would like to keep the structure but would need a variance approval to leave it in its present location.

For the variance request, the applicant has provided the PC approved site plan and photos. Staff has supplied assessing records, a zoning map, aerial approximations of the property, and Section 4.15. of the Zoning Ordinance.

Case # 25-14

Hearing Date 7/16/25

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS  
APPLICATION FOR APPEAL

APPLICANT	
NAME:	<u>DEANNA BUENO</u>
ADDRESS:	<u>828 N. MILFORD RD</u> <u>HIGHLAND MICHIGAN</u>
PHONE:	<u>248.904.2627</u>
EMAIL:	<u>DEANNA.BUENO7@GMAIL.COM</u>

OWNER	
NAME:	<u>BUENO INVESTMENT GROUP LLC</u>
ADDRESS:	<u>7451 OLYMPIC DRIVE</u> <u>WHITE LAKE MICHIGAN 48383</u>
PHONE:	<u>248.904.2627</u>
EMAIL:	<u>DEANNA.BUENO7@GMAIL.COM</u>

PROPERTY ADDRESS: 828 N. MILFORD RD

ZONING: FM PROPERTY TAX ID NO: 11-22-176-016

ORDINANCE SECTIONS BEING APPEALED: 4.15

VARIANCES REQUESTED: 10ft variance for 20ft to 10ft  
from the north side yard setback

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: \_\_\_\_\_  
MOVING THE SHED WOULD BE DIFFICULT DUE TO THE SIZE MEASURING 9 FEET 11 INCHES IN HEIGHT, 15 FEET AND 10 INCHES IN WIDTH. RELOCATING  
A STRUCTURE OF THIS SCALE WOULD NOT ONLY POSE LOGISTICAL CHALLENGES BUT WOULD ALSO  
RESULT IN SIGNIFICANT FINANCIAL EXPENSE.

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: See Interest In Property Certificate DATE: \_\_\_\_\_

SIGNATURE OF APPLICANT: Deanna Bueno DATE: 6-9-25

**Signature of applicant must be notarized.**

Subscribed and sworn to before me this  
9<sup>th</sup> day of June, 2025  
Jennifer Bosh Notary Public  
My Commission expires 06/16/25

**JENNIFER BOSH**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires June 16, 2025  
Acting in the County of Oakland

APPLICATION FEE: 275.00  
Receipt# 1062838 Date Paid 6/9/25  
Received by Beth Corwin

Form revised 5/21/2024  
S:\Planning Department New Folder\Zoning Board of Appeals\forms\ZBA Application form

CHARTER TOWNSHIP OF HIGHLAND  
ZONING BOARD OF APPEALS  
WORKSHEET

The worksheet is designed to help you understand the appeal process and to help you submit a complete application for review by the Zoning Board of Appeals. If you have any questions after reading this worksheet you may contact the Planning and Zoning Department for assistance.

**HAVE YOU MET ALL OF THE FOLLOWING CRITERIA?**

- 1) Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics? If so, please describe here.

OUR BLUE SHED IS LOACTED DIRECTLY BEHIND OUR OFFICE. IT IS RECTANGULAR IN SHAPE WITH NO EXCEPTIONAL FEATURES, EXCEPT THE SIDING

**MATCHES BOTH OUR HOUSE AND THE POLE BARN.**

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

**UNFORTUNATELY, DUE TO THE SIZE OF THE  
SHED-IT IS A STRONG, STURDY STRUCTURE FULLY  
EQUIPPED WITH AN ELECTRICAL PANEL AND CARPETING  
FOR OFFICE USE/ STORAGE. IT WOULD BE DIFFICULT TO MODIFY OR RELOCATE IT.**

- 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.)

**RELOCATING THE SHED WOULD BE VERY COSTLY  
AND WOULD RESULT IN PHYSICAL DAMAGE DUE TO ITS SIZE  
ADDITIONALLY, IT WOULD BE A MAJOR INCONVENIENCE, AS THE SHED IS CURRENTLY  
FULLY FUNCTIONING AND SERVING ITS INTENDED PURPOSES IN ITS CURRENT LOCATION.**

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

THE SHED WAS PLACED BY THE PREVIOUS OWNERS WITHOUT TOWNSHIP'S

KNOWLEDGE. WE ARE SIMPLY TRYING TO DO OUR BEST TO COMPLY WITH ALL REGULATIONS AND CORRECT THE

**OVERSIGHTS MADE BY THE PREVIOUS OWNERS.**

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

THE SHED'S EXTERIOR MATCHES THE TWO OTHER BUILDINGS ON THE PROPERTY

CREATING A COHESIVE LOOK. IT WAS BUILT 3 YEARS AGO. IT IS ALSO SITUATED CLOSE TO OUR HOME, BLENDS

IN WELL WITH THE PROPERTY, AND IS NOT VISIBLE FROM THE MAIN ROAD.

**WE HAVE NO NEIGHBORS BEHIND US.**

- 6) Will the proposed variance be the minimum necessary?

YES, IF IM UNDERSTANDING THE QUESTION CORRECTLY, MOVING THE SHED WOULD BE EXTREMELY DIFFICULT- IF NOT IMPOSSIBLE

WITHOUT CAUSING DAMAGE TO THE STRUCTURE AND RESULTING IN DIFFICULT FINANCIAL LOSS. THE SHED IS LOCATED ENTIRELY ON OUR PROPERTY AND DOES NOT AFFECT THE PUBLIC OR

SURROUNDING PROPERTIES IN ANY WAY. TO SUPPORT THIS, WE WILL BE PROVIDING LETTERS FROM OUR NEIGHBORS, INCLUDING NEARBY BUSINESS OWNERS, CONFIRMING THAT

THE SHED POSES NO CONCERN OR INCONVIENCE TO THEM. SEVERAL REPUTABLE NEIGHBORS ARE WILLING TO ATTEND THE HEARING TO ADVOCATE OF THE APPROVAL OF THIS VARIANCE.

Signature



**INTEREST IN PROPERTY CERTIFICATE**

I certify that 828 N. Milford Rd, LLC has interest in the following property (ies) as the land contract holder:

Sidwell Number: 11-22-176-016

Legal Description: T3N, R7E, Section 22, the South 16.6 feet of Lots 25, All of lot 26 and the north 16.66 feet of Lot 27 of Highland Gardens as recorded in Liber 72 of Plats, Page 3, Oakland County Record. Commonly known as 828 N Milford Rd, Highland, MI 48356

and further, as agent of 828 N. Milford Rd, LLC that I authorize Bueno Investments Group, LLC to make application for site plan review and approval and zoning variances as may be necessary to complete the site improvements on this property including paving, grading and drainage and landscaping improvements and relocation of an existing shed..

Name: Polimeros (Paul) Kountouriotis

Address: 1820 Lockwood

Highland, MI 48356

Phone Number: (248) 872-4339

Signature: [Handwritten Signature]

828 N. Milford Rd, LLC

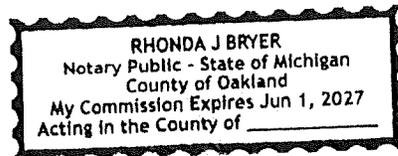
Date: 7/15/24

On the 15<sup>th</sup> day of July, 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan

County Of Oakland

Notary Public: [Handwritten Signature]



**Sec. 4.15. Schedule of Regulations.**

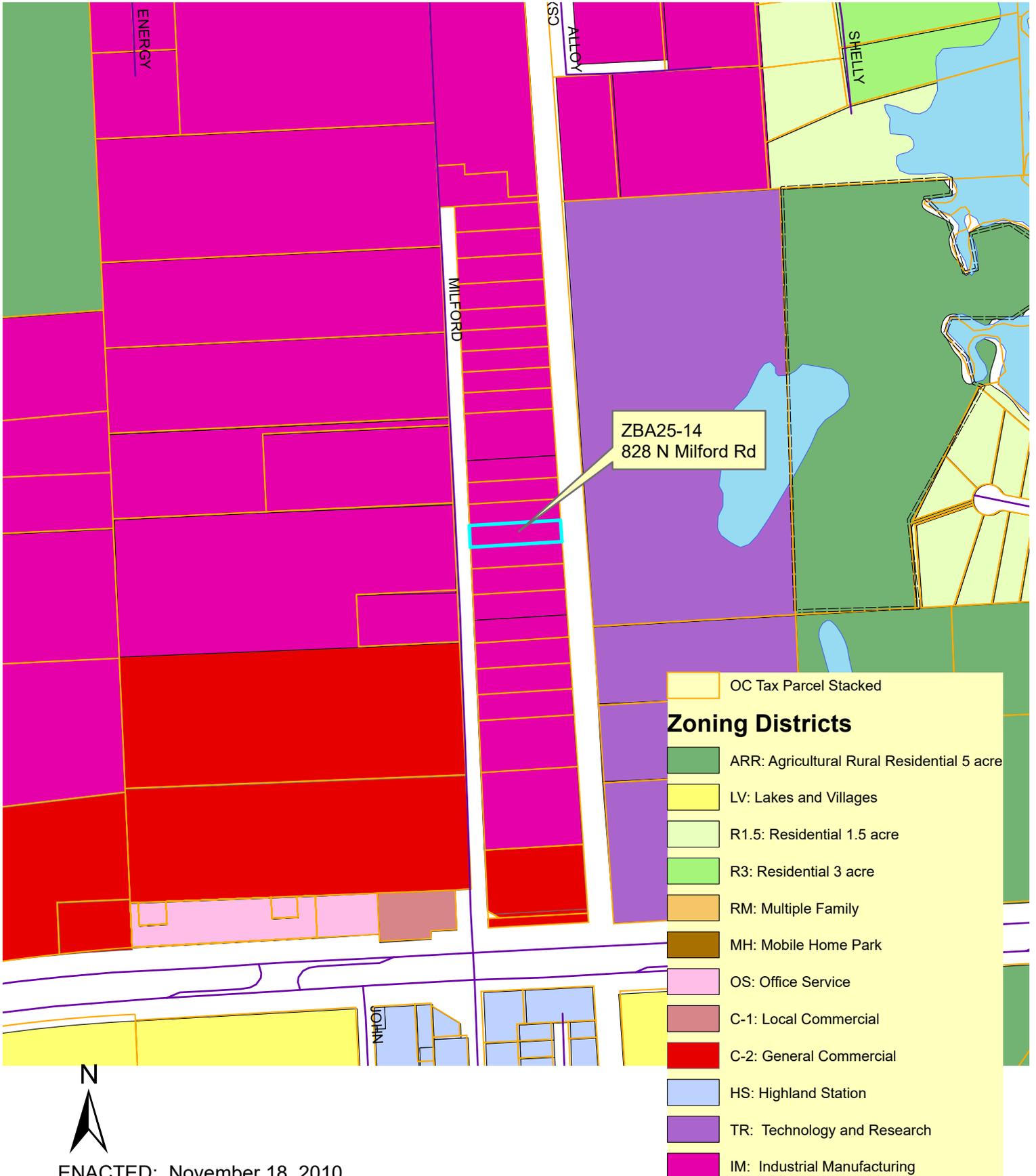
TABLE 4.1. SCHEDULE OF REGULATIONS

Zoning District	Minimum Lot Size		Maximum Building Height (B)		Minimum Yard Setback (C, D, E, P)					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. <sup>N</sup>	150 ft.	2	25	80 ft. <sup>F</sup>	20 ft. <sup>S</sup>	50 ft. <sup>S,T</sup>	50 ft. <sup>S,T</sup>	65 ft.	varies <sup>U</sup>	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

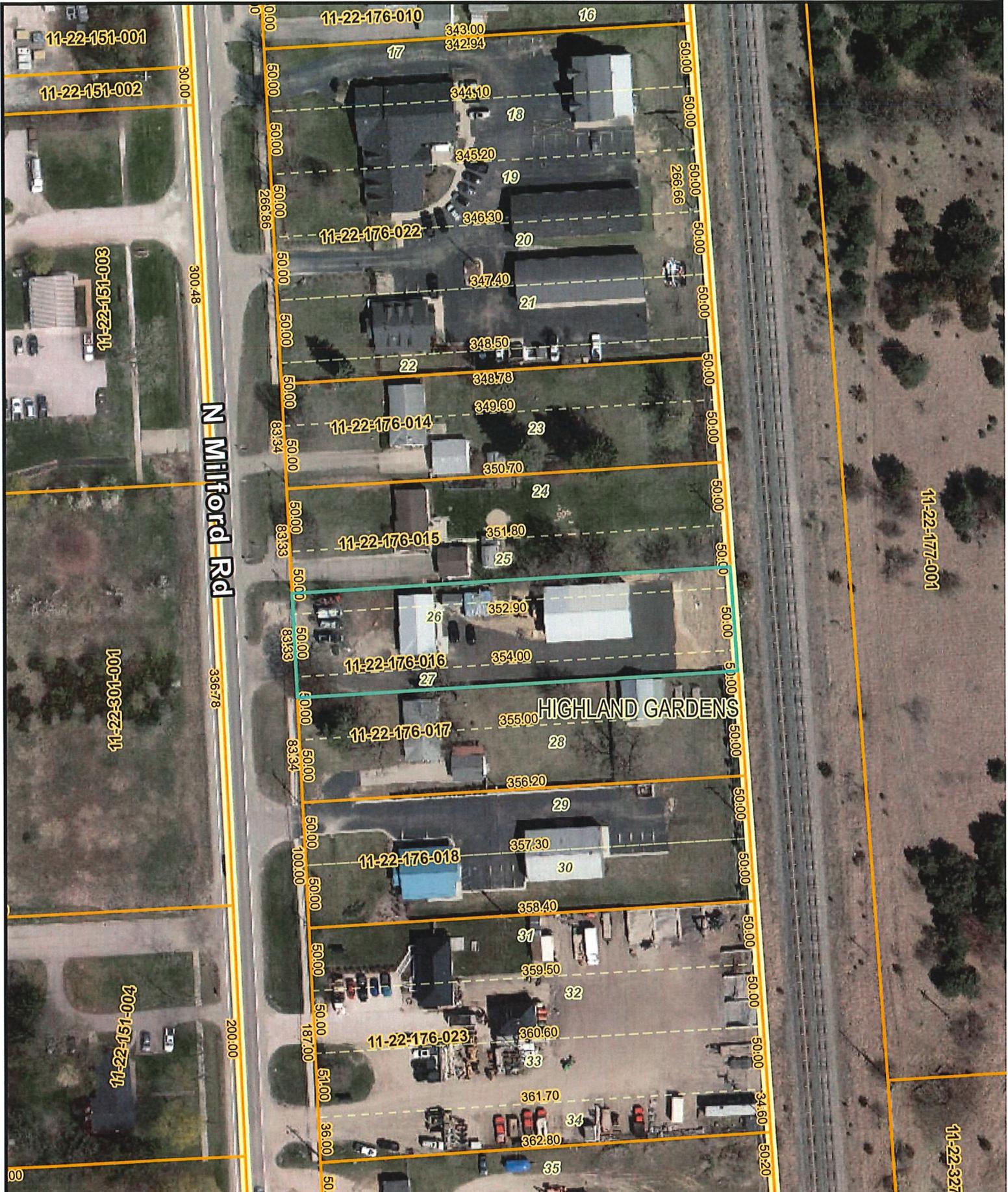
- 
- A. For residential principal and accessory structures, the structure shall be designed so that firefighters can access the roof at multiple locations by means of a standard fire ladder.
  - B. For non-residential accessory structures, the maximum building height shall be subject to the same height 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 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)

# CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



# 828 N Milford Rd



-  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

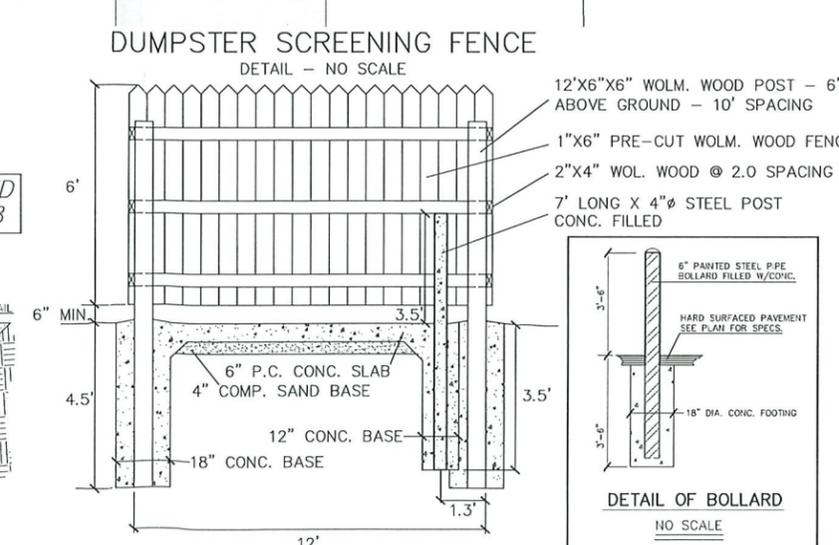
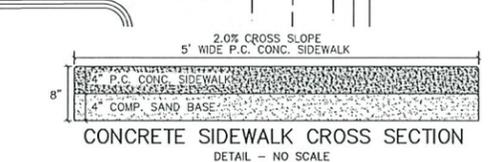
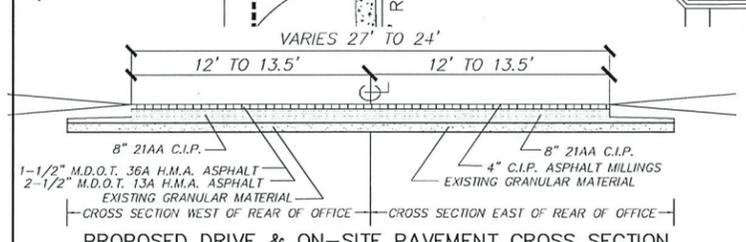
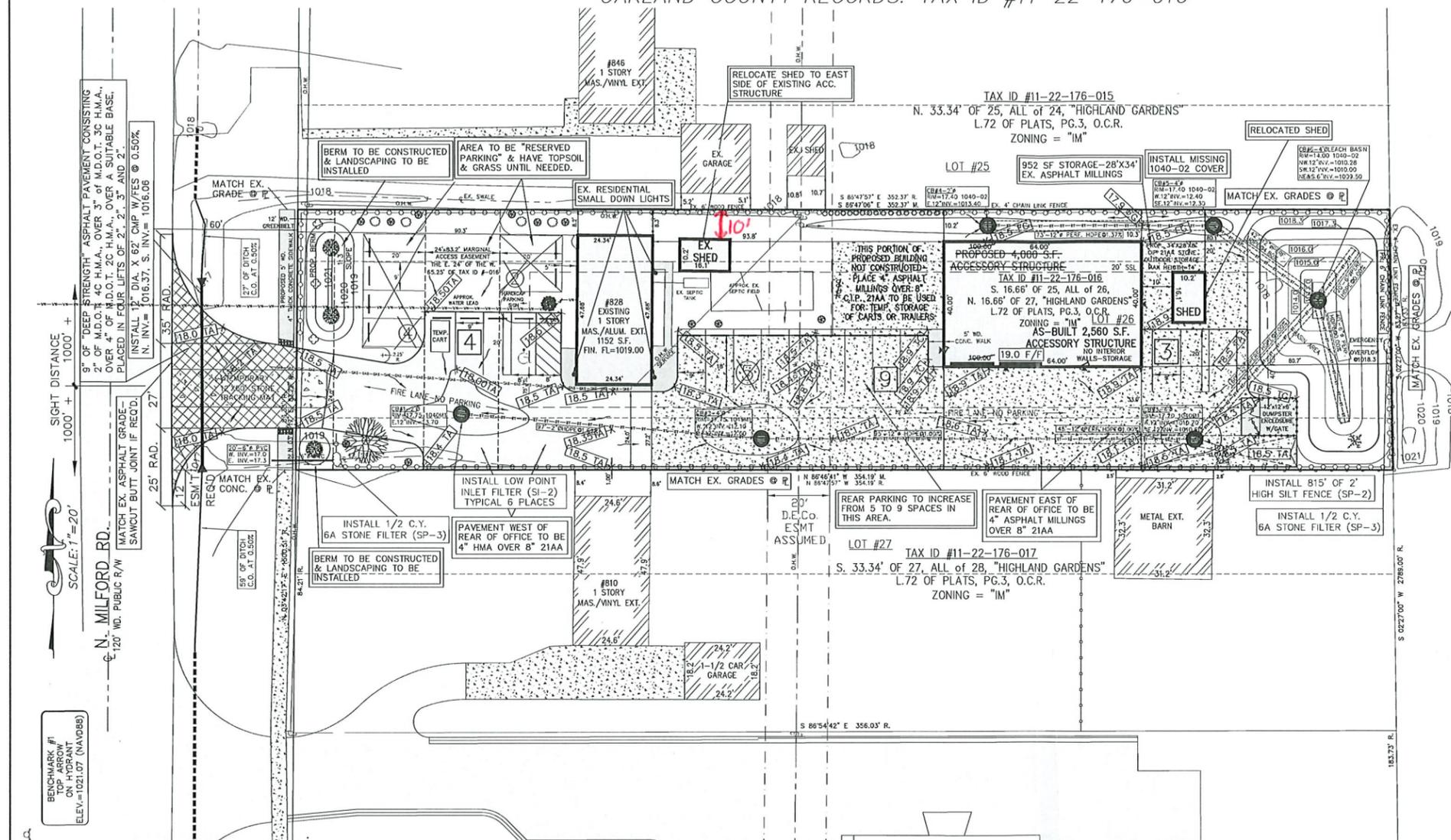
Date Created: 6/24/2025



1 inch = 100 feet

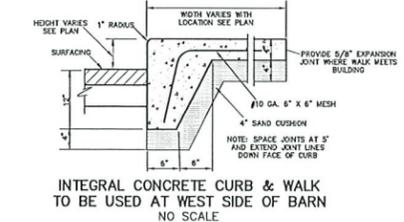
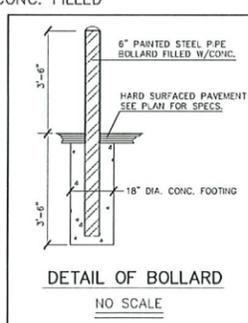
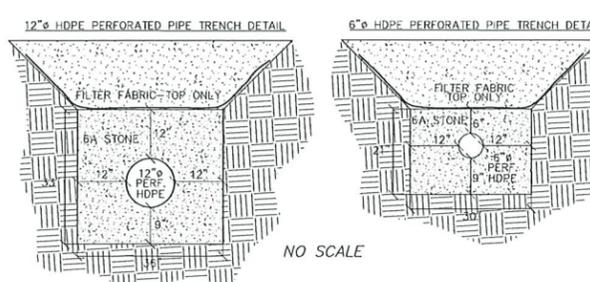
# GRADING & ENGINEERING PLAN FOR JUAN & DEANNA BUENO OF BUENO INVESTMENT GROUP, LLC

THE SOUTH 16.66' OF LOT 25, ALL OF LOT 26 & THE NORTH 16.66' OF 27 OF "HIGHLAND GARDENS" PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 22, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 72 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS. TAX ID #11-22-176-016



### LEGEND

RECORDED INFORMATION	(R)	UTILITY POLE	U
MEASURED INFORMATION	(M)	GUY ANCHOR	GA
CALCULATED INFORMATION	(C)	OVERHEAD WIRE	OW
FOUND IRON	(F)	UNDERGROUND ELECTRIC	UE
SET IRON	(S)	UNDERGROUND TELEPHONE	UT
SECTION CORNER	(SC)	CONC. PAD W/TRANSFORMER	CP
STORM DRAIN PIPE	(SDP)	GIS MARK	GM
STORM MANHOLE	(SMH)	FENCE LINE	FL
STORM CATCH BASIN	(SCB)	EXISTING ELEVATION	EE
STORM INLET	(SI)	PROPOSED ELEVATION	PE
STORM END SECTION	(SES)	TOP OF CURB	TC
DRAINAGE SHALE OR DITCH	(DS)	TOP OF ASPHALT	TA
SANITARY SEWER PIPE	(SSP)	TOP OF WALK	TW
SANITARY SEWER MANHOLE	(SSM)	TOP OF CONCRETE	TC
WATER VAN	(WV)	TOP OF WALL	TW
GATE VALVE & WELL	(GVW)	BOTTOM OF WALL	BTW
HYDRANT	(H)	FINISHED FLOOR	FF
PROPOSED LIGHTING - SEE PHOTOGRAPHIC PLAN	(L)	FRESH GRADE	FG
		AS BUILT	AB



**DRAINAGE NARRATIVE FOR LEACHING BASIN DETENTION DESIGN FOR PROPOSED OFFICE & WAREHOUSE SITE IN HIGHLAND TOWNSHIP FOR SYNERGY ELECTRIC, LLC - #11-22-176-016**  
Job #: 18-4195 Date: July 30, 2019, REV: Dec 12, 2019 Prepared By: BFT  
REVISED 7-10-24 For Bueno Investments, LLC

This 0.675 acre site is currently occupied by an existing residence, garage and shed. The new owners desire to develop the property for use by their Synergy Electric, LLC, a small but growing electrical company serving southeast Michigan. They want to remove the existing garage and shed and install a new 40 ft. by 100 ft. warehouse building behind the existing residence. The residence will have minor renovations and updates to allow it to be used as an office for their electrical contracting business.

We performed two soil borings on the property, one at the northwest corner of the property and one in the middle of the proposed detention basin on the east side of the parcel.

<b>West Test Hole</b>	<b>East Test Hole</b>
1' Topsoil - Top Elevation = 1018.0	1-1/2' Topsoil - Top Elevation = 1018.1
1-1/2' Loamy Sand	4' Loamy Sand
1' Medium Sand	4' Coarse Sand - Top = 1012.6
3' Coarse Sand - Top = 1014.5	

This is in agreement with the USDA Soils Manual for Oakland County which states that the soils should be Oshemo/Boyer or Fox, both of which exhibit a sandy loam topsoil over medium to coarse sand and gravel. Also recent test holes on other nearby sites also exhibited coarse sand and gravel. It is my opinion that the expected infiltration or permeability rate will actually be greater than 20" per hour, even when saturated.

This project will be designed to be in compliance with Sec. 5.2.3 of the Township Engineering and Design Standards, which states that the maximum infiltration rate cannot exceed 6"/hr. We propose to install a 4' dia. Twp. standard leaching basin with two 6" dia. HDPE perforated outlet pipes in a 2.5 ft. wide by 1.75 ft. high MDOT 6A stone trench with geotextile fabric on the top only. Each standard leaching storm pipe transporting storm water to the basin will be 12" dia. dual wall HDPE perforated pipe in a 3 ft. wide by 2.75 ft. high MDOT 6A stone trench with geotextile fabric on the top only. The stone will be covered only on the top with the appropriate geo-textile fabric to prevent infiltration of overburden into the stone from the backfilled loamy sand and topsoil in grassed areas and sand then 21AA under asphalt. The final leaching basin will be installed in a depressed area in the pond to allow drainage into the leaching basin which will be below the frost line. The basin is designed to provide a safe emergency overflow to the nearby CSX railroad ditch on the east side of the property that flows southerly to lower areas along the track.

**OCWRC 100 YEAR DETENTION BASIN VOLUME CALCULATION FOR SYNERGY ELEC.**  
Job #: 18-4195 By: BFT Date: 7-30-19 REVISED: 12-12-19  
REVISED 7-10-24 FOR BUENO INVESTMENT GROUP, LLC

COMPOSITE "C" CALCULATION FOR: ENTIRE AREA

HARD SURFACE AREAS =	0.80	GRAVEL AREAS =	0.50
GRASS AREAS =	0.20	MISC AREAS =	0.10
AREA DESIGNATION: ENTIRE AREA			
0.426 Ac. X	0.80 =	0.341	
0.022 Ac. X	0.50 =	0.011	
0.227 Ac. X	0.20 =	0.045	
0.000 Ac. X	0.10 =	0.000	
0.675		0.397	
<b>COMPOSITE "C" =</b>	<b>0.59</b>		

REQUIRED 100 YEAR LEACHING BASIN VOLUME CALCULATION

A = Contributing Acreage = 0.675 Acres  
C = Composite "C" Runoff Coefficient = 0.59  
Qa = Allowable Outflow = A x 0.20 cfs/Ac. = 0.135 cfs\*\*  
Qo = Qa(allowable outflow) / (A x C)(average x composite runoff) = 0.339

$T = -2.5 + \sqrt{10,312.5 / Q_o} = 149.4$  minutes  
 $V_s = (16,500 * T) / (T + 25) - 40 Q_o T = 12109.0$  cu. ft. / acre imperviousness  
 $H = (V_s * A * C) = 4822.4$  cu. ft. of storage required

\*\* = 220 ft. of 12" dia. perforated pipe in a 3' wide x 2.75' high 6A stone trench at a max. 6" / hr. infiltration rate = 220 ft. x (3' x 2(0.75')) = 990 sq. ft. x 0.57hr. x hr./60 min. x min./60 sec. = 0.138 cfs > 0.135 cfs = allowable outflow

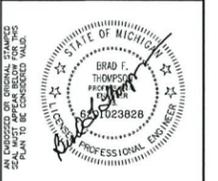
SUPPLIED LEACHING BASIN VOLUME

ELEV. (feet)	AREA* (sq. feet)	AVERAGE HEIGHT (feet)	VOLUME (cu. Feet)	TOTAL COMMENT (cu. feet)
1013.00	41	SEDIMENT STORAGE VOL. = 132 CF.		0 SEDIMENT
1014.00	223	1.00	132	0 BOTTOM
1015.00	645	434	1,000	434
1016.00	1,265	955	1,000	955, 1,389
1017.30	2,278	1,772	1,300	2,303, 3,692 TOPWATER
1018.30	3,185	2,732	1,000	2,732, 6,423 OVERFLOW

\* If the first area = 0 then V=1/3b is used to calculate the first average area rather than an average of the two previous areas.

The 12" dia. perf. pipe in a 3' x 2.75' - 6A stone trench, at 40% void ratio, will provide:  
12" pipe = 220' x 0.79 c.f./ft. = 174 c.f.  
220' x [(3' x 2.75') - 0.79 c.f.] x 40% = 857 c.f.  
6" pipe = 60' x 0.20 c.f./ft. = 12 c.f.  
60' x [(2.5' x 1.75') - 0.20 c.f.] x 40% = 100 c.f.  
Vol. in 4' dia. #2, 3.5 & 2' dia. #1 & 4 above inverts up to 1017.3 = 238 c.f.  
Vol. in 12" dia. Solid pipe: 192' x 0.79 s.f. = 152 c.f.  
TOTAL SUPPLIED VOLUME = 1,333 c.f. + 3,692 c.f. = 5,025 c.f. > 4,822 c.f.  
TOTAL VOLUME TO TOP OF WATER = 5,025 CU.FT.  
TOTAL VOLUME TO OVERFLOW = 5,025 + 2,732 = 7,757 CU.FT.

**B.F. Thompson P.C.**  
civil engineering & land surveying  
VOICE 517/548-3142  
FAX 517/548-0049  
EMAIL bft@bft.com  
1520 GULLEY ROAD  
HOWELL MI, 48843



UTILITIES NOTE: Utility locations are from Municipal and various utility company records and no guarantee, either implied or expressed, is given by this firm as to the accuracy of said location. The contractor shall receive this information and take place 72 hours before such work starts, and shall not start construction until such stakes have been placed. The Contractor shall protect, or move relocated, or contractor's expense, all utilities and stakes that the various utility owners in accordance with Michigan P.A. No. 53 of 1974.

**"BUENO INVESTMENT GROUP, LLC"**  
CLIENT: BUENO INVESTMENT GROUP, LLC  
MR. & MRS. JUAN BUENO  
828 N. MILFORD RD., HIGHLAND, MI 48357  
SITE LOCATION: SEC. 22, T.3N., R.7E., HIGHLAND TWP., OAKLAND CO.  
TAX ID: #11-22-176-016

PROJECT: "BUENO INVESTMENT GROUP, LLC"  
SITE INFO:  
SHEET TITLE: GRADING & ENGINEERING PLAN  
DATE: 7/10/24  
Drawn By: NDT  
Chkd. By: BFT  
Scale: 1"=20'  
BFT Job: #18-4195  
Sh. 2 of 10

# Interior Of Shed 2025



South Elevation 2025



828 N Milford Rd  
Highland MI 48357-4548

View: Front

Structure: *shed*

Photo Date: 11/14/2022



828 N Milford Rd  
Highland MI 48357-4548

View: Front

Structure: *office & Apt*

Photo Date: 11/14/2022



828 N Milford Rd  
Highland MI 48357-4548

View: Front

Structure: Pole Barn

Photo Date: 11/14/2022



does not want the neighbors across the street to lose their view of lake, and the property line is where the shed was before.

Ms. Michaels asked when the old shed was removed. Mr. Shah answered that had removed it about a month ago.

Mr. Beach was conflicted in the sense that the lot is irregular and has issues, but the proposal is not so big that the new shed could not be shifted to the lake or west; however the shed will look more like 6 ft. tall from the road due to the 3 ft. retaining wall, and neighbor to the west would be impacted by a shift. The neighbor has a similar structure, and overall it is not a bad spot if it is 5 of 6 ft. back from the road.

Ms. Michaels offered no objections.

Mr. Miller clarified that this would be a 24 ft. variance from the front yard setback.

Mr. Beach observed that the setback is equivalent to the neighbor to the east

**Motion:**

Mr. Miller moved regarding Case #19-24 to grant a 24-foot variance from required 30-foot front yard setback (calculated) to 1 foot provided. (Section 9.02B.a.) 8- foot variance from required 10- foot side yard setback to 2 foot provided. 14- foot variance from total side yard setback of 20 foot required to 6 foot provided. (Section 9.02.B.b). This variance is for a shed in the required front yard setback.

The facts and findings in support of the motion are as follows:

- This is a small irregular pie-shaped lot
- This is replacing an existing structure that was damaged by a storm
- Requiring strict compliance with the Zoning Ordinance would likely do more harm to views and access to the lake than the proposal

Mr. Beach supported the motion and it carried with a roll call vote. Mr. Hoffman-yes, Mr. Gerathy -yes, Mr. Beach -yes, Mr. Miller -yes, Mr. Elwood -yes, Ms. Michaels -yes

4.	CASE NUMBER:	19-25
	COMPLAINT #:	n/a
	ZONING:	IM
	PARCEL #:	11-22-176-016
	PROPERTY ADDRESS:	828 N. Milford Road
	APPLICANT:	Synergy Electric
	OWNER:	Tiffany George
	VARIANCE REQUESTED:	10 -foot variance from required 20-foot side yard setback to 10 foot provided

(Section 4.15 Schedule of Regulations)  
This variance is for an accessory structure.

**Discussion from the Applicant:**

Ms. George indicated in her application that the special characteristic of the lot is that it is narrow for its industrial zoning. Brad Thompson of 1520 Gulley Road, Howell spoke on behalf of Ms. George. He explained that the site was used as residential but is zoned and master planned as industrial. Ms. George currently has an electrical company, and equipment, vehicles etc. that need to be stored inside. They require 40 ft. to store equipment, and in the process, they will be removing an existing garage, which is 3 ft. off the property line in order to get the driveway into the back yard. They are asking for a 10 ft variance; the existing residence is used as an office and is 8 ft. off the property line as most of the other neighbors are. The nearby lots have accessory structures that are only 2-5 feet off the property lines.

**Discussion from the Public:**

None

**Discussion from the Board:**

Mr. Beach explained to the Board that this case was previously before the Planning Commission as a site plan. There is a railroad to the east and Milford Road to the west, there is light industrial up and down that side of Milford Road. The proposal is not really impacting anyone in terms of sight lines, visibility issues, etc. The Planning Commission is trying to find sites for contractor work, as they do not fit well in traditional commercial zoning and small, narrow lots are not good for manufacturing or heavy industry. There will be an area 10 ft. along the rear lot line that will collect storm water with catch basins. The plan makes some provision for the property to north in terms of screening, etc. He offered no objections.

Mr. Miller observed that the applicant could have a smaller building and comply with the ordinance, but he defers to the Planning Commission in this case.

Ms. Michaels responded that the need to store equipment is the driving factor for the space.

Mr. Miller asked for clarification on the dimension of the space and what the applicant requires for storage. Mr. Thompson explained that he has five 24 ft. vans with hitches on the back, as well 3-foot work benches. The cramped space is creating a safety issue.

Ms. Michaels and Mr. Gerathy offered no objections to the proposal.

**Motion:**

Mr. Hoffman moved regarding Case #19-25 to grant a 10 ft. variance from the required 20 ft. side yard setback to 10 ft. provided (Section 4.15 Schedule of Regulations) This variance is for an accessory structure.

The facts and findings in support of the motion are as follows:

- This property is zoned industrial
- This is a narrow lot that backs up to the railroad tracks
- This is an improvement on what is already there

Mr. Beach supported the motion and it carried with a roll call vote. Mr. Hoffman-yes, Mr. Gerathy -yes, Mr. Beach -yes, Mr. Miller -yes, Mr. Elwood -yes, Ms. Michaels -yes

5.	CASE NUMBER:	19-26
	COMPLAINT #:	n/a
	ZONING:	C2
	PARCEL #:	11-30-200-017
	PROPERTY ADDRESS:	3365 W. Highland Road
	APPLICANT:	Matt Whelan
	OWNER:	Matt Whelan
	VARIANCE REQUESTED:	9.5-foot variance from required 10-foot setback from Road Right-of-Way required to 0.5 foot provided (Section 14.07. I; Table 14.2 Permitted Freestanding Signs). This a freestanding sign

variance is for

**Discussion from the Applicant:**

Mr. Whelan stated in his application that this is a pre-existing commercial site with marginal access that will not allow for a road sign.

The applicant added that there is nowhere else to place the sign. The right-of-way is closer to his building versus the neighbor to the west. Given setbacks and right away there no other places to put it except where suggested.

Mr. Hoffman asked how wide is right of way? The site plan states the right of way is 70 ft from center line and next door is 50 ft. If the right-of-way in front of Mr. Whelan's property was only 50 foot, he would not need a variance. The Ordinance allows a bigger sign than he can put up without ripping up curb.

**Discussion from the Public:**

None

**Discussion from the Board:**

Mr. Miller and Mr. Gerathy had no objections.

Mr. Beach noted this is a low sign and keeping in character with the neighborhood. There is

# 828 N MILFORD RD HIGHLAND MI 48357-4548



3 beds / 1 full baths / 1 half baths / 1164 sq ft

## Residential Property Profile

11-22-176-016

**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) : BUENO INVESTMENT GROUP  
Postal Address : 828 N MILFORD RD HIGHLAND MI 48357-4548

### Location Information

Site Address : 828 N MILFORD RD HIGHLAND MI 48357-4548  
PIN : 11-22-176-016 Neighborhood Code : R2N  
Municipality : Charter Township of Highland  
School District : 63220 HURON VALLEY SCHOOLS  
Class Code : 401 Residential - Improved

### Property Description

T3N, R7E, SEC 22 HIGHLAND GARDENS S 16.66 FT OF LOT 25 & ALL OF LOT 26, ALSO N 16.66 FT OF LOT 27

### Most Recent Sale Since 1994

Date : 03/18/2024  
Amount : \$0 Liber : 59246:524  
Grantor : 828 N MILFORD RD Grantee : BUENO INVESTMENT GROUP

### Next Most Recent Sale

Date : 03/18/2024  
Amount : \$400,000 Liber : 59240:568  
Grantor : GEORGE, TIFFANY Grantee : 828 N MILFORD RD

### Tax Information

Taxable Value : \$132,360 State Equalized Value : \$132,360  
Current Assessed Value : \$132,360 Capped Value : \$113,595  
Effective Date For Taxes : 12/01/2024 Principal Residence : N/A  
Exemption Type  
Summer Principal Residence Exemption Percent : 0% Winter Principal Residence Exemption Percent : 0%

#### 2024 Taxes

Summer : \$4,459.93

Winter : \$1,323.17

Village :

#### 2025 Taxes

Summer : \$5,312.73

Winter :

Village :

### Lot Information

Description : LEVEL Area : 0.676 ACRES

3 beds / 1 full baths / 1 half baths / 1164 sq ft

**Residential Property Profile**

11-22-176-016

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**Primary Structure**

Structure	: <b>Ranch</b>	Living Area	: <b>1164 SQ FT</b>
Ground Floor	: <b>1164 SQ FT</b>	Year Built	: <b>1956</b>
Effective Year	: <b>1970</b>	Remodel Year	: <b>0</b>
Stories	: <b>1 Story</b>	Rooms	: <b>5</b>
Bedrooms	: <b>3</b>	Full Baths	: <b>1</b>
Half Baths	: <b>1</b>	Fireplaces	: <b>0</b>
Ext Walls	: <b>Alum., Vinyl</b>	Basement	: <b>NO - SLAB</b>
Garage	: <b>None</b>	Heat	: <b>Forced Air w/ Ducts</b>
Fuel Type	: <b>Gas</b>	Central Air	: <b>No</b>

**Basement Information**

Finish	: <b>UNFINISHED</b>	Area	: <b>0 SQ FT</b>
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**Porch Information**

Type	Area
<b>CPP</b>	<b>20 SQ FT</b>