



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: August 6, 2025
Re: ZBA25-15
4471 Hunters Dr
11-12-176-003
Applicant: Susan Hinton
Owner: Susan Hinton

The subject parcel is zoned LV – Lake and Village Single-Family Residential District. The total parcel size is approximately 0.115 acres (~5,009 sq ft).

The required setbacks for this parcel are as follows:

Front yard (from property line not road edge): 30 ft

Ordinary High-water mark: 38 ft

Side yards: 5 ft minimum for the smallest side yard with a total of 15 ft minimum when both side yards are added together.

This variance request is for a 27.3-foot variance from the calculated 30-foot front yard setback to 2.7-feet provided and a 1-foot variance from the required 5-foot south side yard setback to 4-feet provided and a 4.5-foot variance from the required 15-foot total side yard setbacks to 10.5-feet provided for the construction of a detached accessory structure.. This request is for a variance from Section 9.02. of the Zoning Ordinance.

There are no violation enforcements on this parcel.

For the variance request, the applicant has provided a certified survey and elevations. Staff has supplied assessing records, a zoning map, aerial approximations of the property, and Section 9.02. of the Zoning Ordinance.

Case # 25-15

Hearing Date 8/6/25

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT	
NAME:	<u>Susan Hinton</u>
ADDRESS:	<u>4471 Hunters Dr.</u> <u>Highland, MI 48356</u>
PHONE:	<u>248-245-0863</u>
EMAIL:	<u>Susan.hinton@mcc.edu</u>

OWNER	
NAME:	<u>Susan Hinton</u>
ADDRESS:	<u>4471 Hunters Dr.</u> <u>Highland, MI 48356</u>
PHONE:	<u>248-245-0863</u>
EMAIL:	<u>Susan.hinton@mcc.edu</u>

PROPERTY ADDRESS: 4471 Hunters Dr.

ZONING: LV PROPERTY TAX ID NO: 11-12-176-003

ORDINANCE SECTIONS BEING APPEALED: 9.02.B.a. and 9.02.B.b.

VARIANCES REQUESTED: ~~Overseas~~ Variance
27.7 ft variance from 30ft front setback to 2.3ft provided
10 foot Variance from 5ft side setback to 4ft provided
4.5 Foot Variance total side yard 15ft to 10.5ft provided

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: My lot is small & narrow. It has an existing garage that is very old. I would like to replace it with a new garage to store my car, jet ski, trailer & outdoor items. My current garage does not meet the required setbacks that were not in place when it was built in the early 1900's.

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: Susan Hinton DATE: 6-24-2025
SIGNATURE OF APPLICANT: Susan Hinton DATE: 6-24-2025

Signature of applicant must be notarized.

Subscribed and sworn to before me this
24th day of JUNE, 2025
Julie A. Kabalka Notary Public
My Commission expires 12-22-2028

Acting in the County of Oakland
My Commission Expires 12/22/2028
COUNTY OF OAKLAND
NOTARY PUBLIC - STATE OF MICHIGAN
Julie A. Kabalka

APPLICATION FEE: 275.00
Receipt# 1.062945 Date Paid 6/24/25
Received by [Signature]

Form revised 12/21/2015
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.

The property is narrow, small & has less than 40 foot frontage which most of the lots have on Hunters drive

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

Unfortunately no, The lot is small and does not have enough room to meet the setbacks from either side of the lot.

- 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, I would like to build a new garage ~~at~~ in the same footprint as my current garage which is almost 100 years old. Living on the lake I need garage space to store my items and park my car & jet ski trailer

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

No. I purchased the property in 2019. The previous owner Patrick Lee purchased it in April 1995. The existing garage was built before 1963 as shown on gisserVICES.ca.gov.

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

No it will actually enhance the area because I want to build a new garage with the existing footprint of the old garage. I talked to my neighbors who are happy that I will be able to build a new usable garage.

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

Yes I will

Signature Susan Hunter

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



ZBA25-15
4471 Hunters Dr

- Zoning Districts**
- OC Tax Parcel Stacked
 - 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

4471 Hunters Dr neighborhood



- 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.

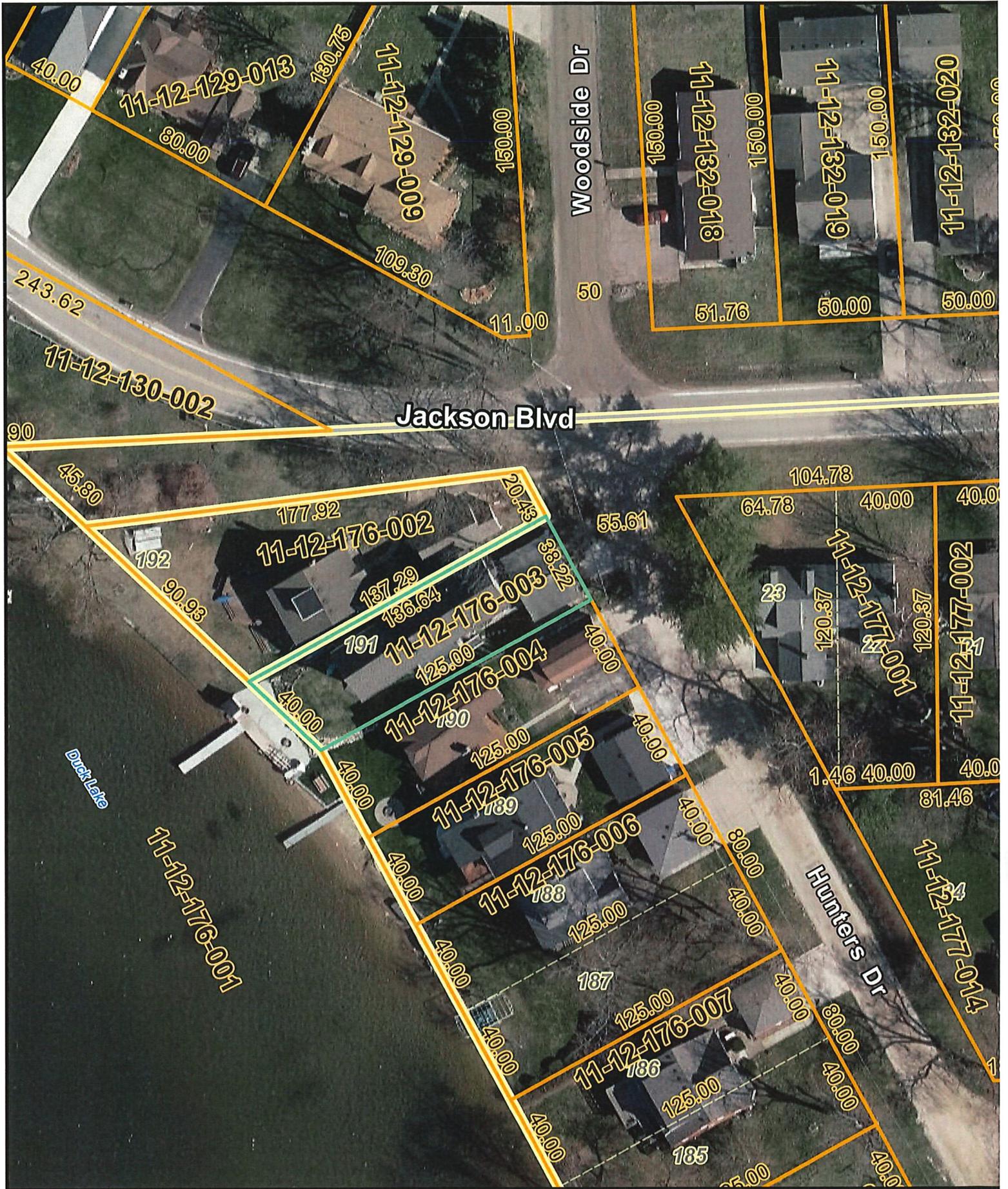


David Coulter
Oakland County Executive

Date Created: 7/8/2025



4471 Hunters 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.

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

Date Created: 7/8/2025

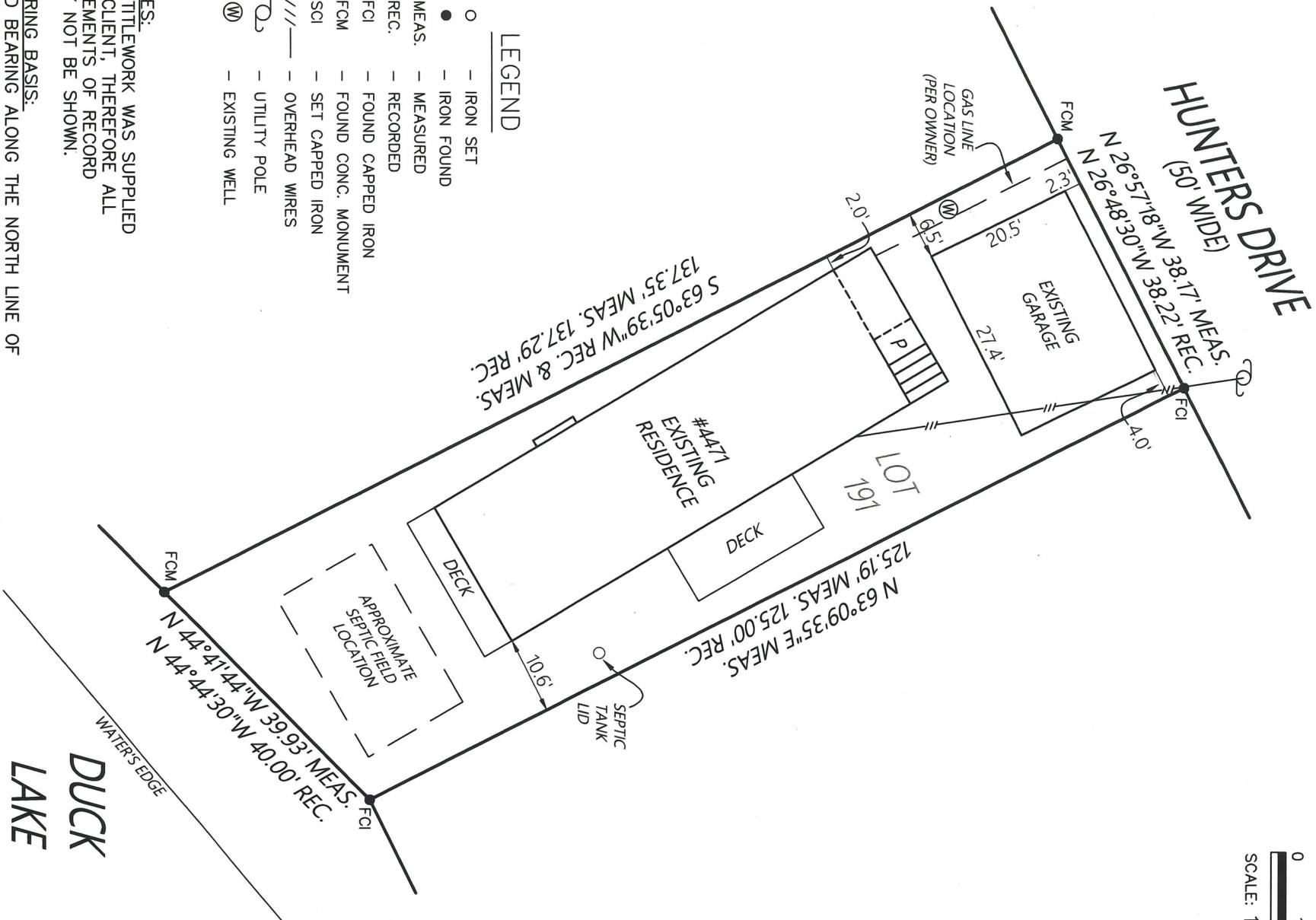
NORTH
 1 inch = 50 feet

SKETCH OF SURVEY

Prepared For: SUSAN HINTON

Legal Description: PARCEL ID: 11-12-176-003

Lot 191 of SUPERVISOR'S PLAT NO. 1, a subdivision of part of the SE 1/4 of the NW 1/4 of Section 12, T. 3 N., R. 7 E., Highland Township, Oakland County, Michigan as recorded in Oakland County Records.



LEGEND

- — IRON SET
- — IRON FOUND
- MEAS. — MEASURED
- REC. — RECORDED
- FCI — FOUND CAPPED IRON
- FCM — FOUND CONC. MONUMENT
- SCI — SET CAPPED IRON
- — — — — OVERHEAD WIRES
- ⊕ — UTILITY POLE
- ⊕ — EXISTING WELL

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

BEARING BASIS:
 HELD BEARING ALONG THE NORTH LINE OF LOT 191 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.



KAROL L. GROVE
 LICENSED PROFESSIONAL SURVEYOR
 #44001039075

ALPINE
 Land Surveying, Inc.

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

FIELD:	KG	DATE:	06-24-2025
DRAWN:	DJS	JOB NO.:	25-7060
CHECKED:	KG	SHEET:	1 OF 1
REVISED:			

FINAL INSPECTION

NOTE WHEN APPLICABLE THE FOLLOWING

- Received engineer's signed affidavit regarding inspection and approval ()
- Surveyor's level used to check inches of fall in tile lines (List fall on sketch or plan) ()

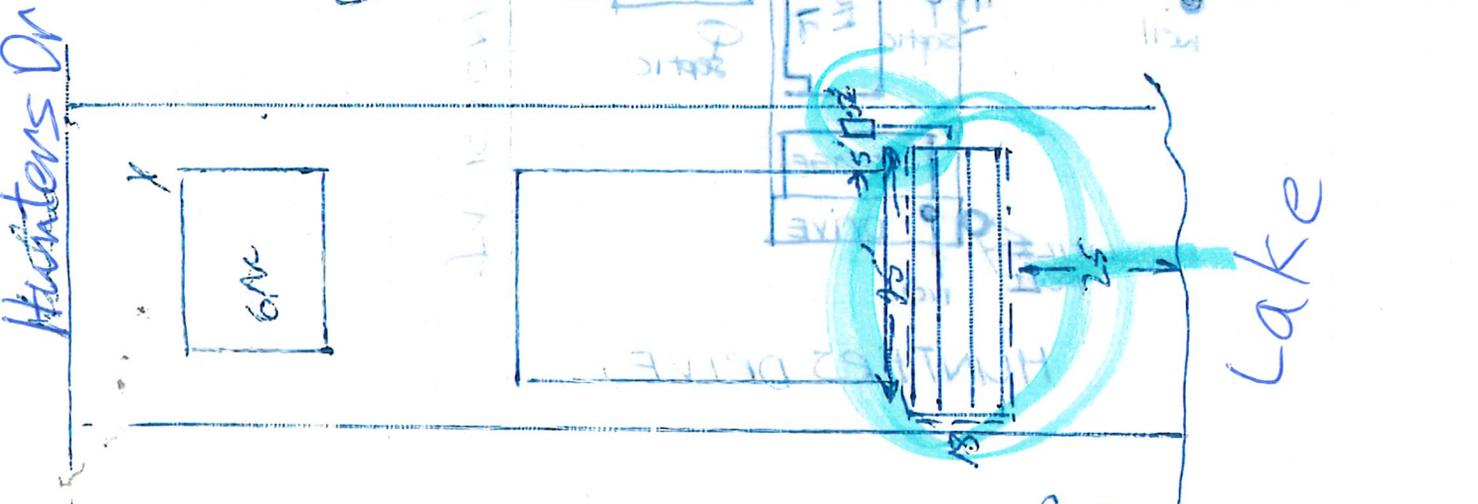
(A) SEPTIC
 (1) Septic tank size 1000 gals. (2) Outlet "T" or "L" checked YES (3) Tank level YES
 (4) Tank/cover free of cracks YES (5) Outlet sealed 365° YES (6) Isolation distances:
 (a) Well NO (b) Foundation NO Remarks: Retain NO ABLE TO FOLLOW

(B) TILE FIELD
 (1) Header level _____ (2) Header installed on compact sand _____ (3) Number of drain lines _____
 (4) Drain line length _____ ft. (5) Footer _____ ft. (6) Total lineal _____ ft.
 (7) Trench width _____ in. (8) 2" stone over and 6" under tile _____ (9) Stone clean _____
 (10) Stone installed at least 4 ft. above water table _____ (11) Grade of tile lines not greater than 3"/100 ft. _____
 (12) Cutdowns to required depth _____ Remarks: _____

(C) DRAINAGE BED
 (1) Dimensions 18 ft. X 75 ft. (2) Total 450 sq. ft. (3) Header level YES
 (4) tile lines 5' on center 2-3 ft. from edge of bed YES (5) 2" stone over & 6" under tile YES
 (6) Stone clean YES (7) Cutdown depth approved YES (8) 2 ft. sand over shelf for cutdown
 installations YES (9) Proper sand fill YES (10) Stone installed 4 ft. above water
 table YES Remarks: _____

(D) DRYWELLS
 (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. (2) 6" stone under _____
 (3) Drainage slots open _____ (4) Stone 4 ft. above water table _____
 Remarks: _____

Sketch plan of Installation showing house, street, North, water well by X, any lake, stream and A, B, C, D above. Indicate isolation distances where applicable. Well installed: Yes or No YES
 Follow-up required yes/no no. If yes, reason: _____



Approved YES Disapproved _____ Permit # 12678 Date: 8-21-06
 Installer 1545 Environmentalist Tal 107

PERMIT#: **128-21-000120**
 Parcel ID: 11-12-176-003
 Application Tracking Number: 63335119

Property Address:
 4471 HUNTERS DR
 HIGHLAND MI 48356



Legend															
	Highlighted Feature		Existing Structure-Final		Proposed Existing Septic Tank-Final		Proposed Existing Septic Area-Site		Parcel Sketch Lines-Site		Gas Utility		Septic Lid		Contaminati-on Buffers
	Well-Site		Proposed Existing SoilBoring-Site		Proposed Existing Septic Field-Site		Initial Area Reserve Area Septic Area-Final		Dimension Line-Site		Electric Utility		Field Corner		Water Area
	Existing Well-Final		SoilBoring-Final		Proposed Existing Septic Field-Final		Initial Area Reserve Area Septic Area-Final		Dimension Line-Final		Communication Utility		Lid		Swamp or Marsh
	Proposed Existing Structure-Site		Septic Tank-Site		Proposed Existing Septic Field-Final		Initial Area Reserve Area Septic Area-Final		Labels-Site		Sewer Utility		D-Box		Lake or Pond
	Proposed				Proposed Existing Septic Field-Final		Initial Area Reserve Area Septic Area-Final		Labels-Final		Water Utility		Alternative Treatment Unit		Stream or River
					Proposed Existing Septic Field-Final		Initial Area Reserve Area Septic Area-Final		Labels-Feature-Site		Storm Utility		Roads		UST
					Proposed Existing Septic Field-Final		Initial Area Reserve Area Septic Area-Final		MiscFeature-Site		Vegetation		Interstate		Landfill
					Proposed Existing Septic Field-Final		Initial Area Reserve Area Septic Area-Final		Final		Outbuilding		Major		201 Site
					Proposed Existing Septic Field-Final		Initial Area Reserve Area Septic Area-Final		Final		Other		Minor		Restrictive Covenant
					Proposed Existing Septic Field-Final		Initial Area Reserve Area Septic Area-Final		Final		MiscFeature-Final		State		
					Proposed Existing Septic Field-Final		Initial Area Reserve Area Septic Area-Final		Final		Final		US		

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.

PERMIT TO INSTALL AN ON-SITE WATER WELL SYSTEM

PERMIT #: 128-21-000120 **Issue Date:** 08/24/2021 15:59

APPLICATION TRACKING #: 63335119 **APPLICATION RECEIPT DATE:** 08/18/2021 15:53
PARCEL ID #: 11-12-176-003 **PARCEL CREATION DATE:**

PROPERTY ADDRESS: 4471 HUNTERS DR HIGHLAND, MI 48356 **SUBDIVISION NAME:** Supervisor's Plat No 1 (Highland)

WELL INFORMATION: **Type of Well:** Replacement Well **Type of Drilling:**

OWNER: **APPLICANT:**
Name: SUSAN HINTON **Name:** SUSAN HINTON
Address: 4471 Hun HUNTERS DR HIGHLAND, MI 48356 **Address:** 4471 Hun HUNTERS DR HIGHLAND, MI 48356
Phone: Home: Work: (248)245-0863 **Phone:** Home: Work: (248)245-0863

PERMIT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Minimum Isolation Distances to be Maintained:

Keep well at least 50 feet from any septic tank or drainfield. (Deviation: Penetrate ten (10) feet of clay OR provide fifty (50) feet of submergence above the well screen.)

Keep well at least 300 feet from any major source of contamination (such as community septic system). (Deviation: See special conditions.)

Special Conditions:

Requirement: STEEL Casing must be utilized

Requirement: Grout material to be NEAT CEMENT

Requirement: TYPE K CONTINUOUS COPPER Service Line must be provided from well to house

Requirement: Minimum Depth -PENETRATE CLAY LAYER NOTED 90' BELOW GROUND SURFACE; FINAL WELL DEPTHS RANGE BETWEEN 140-165 Feet IN THE AREA

Special conditions do not apply if drilled outside the area of groundwater concern.

PRIOR TO DRILLING, CONTACT OCHD TO CONFIRM WELL LOCATION IF PROPOSED OUTSIDE THE BUFFER.

Special Sampling:

Frequency:

OTHER PERMIT CONDITIONS:

- Required isolation distances must be met.
- Call for grout inspection when work begins.
- Call for water sample collection and final inspection upon completion of the well. Satisfactory bacteriological and nitrate samples results are mandatory.
- Well log and/or abandonment records must be submitted within 60 days of well completion and/or plugging activity.
- 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.
- ACT 53 - P.A. 1974 requires the applicant to notify the public utilities prior to excavation. In addition you must call 1-800-MISS DIG to locate public underground utilities.

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

Sanitarian: Frank Rhodes

Supervisor: Joe Kaighen

SEE PAGE 2 FOR SPECIAL CONDITIONS AND ADDITIONAL REQUIREMENTS

Page 1 of 3



HEALTH DIVISION

Leigh-Anne Stafford, Health Officer
(248) 858-1280 | health@oakgov.com

May 3, 2022

SUSAN HINTON
4471 HUN HUNTERS DR
HIGHLAND MI 48356

Permit Number: 128-21-000120 Abandonment Permit: 128-21-000121
Parcel ID: 11-12-176-003
Application Tracking Number: 63335119

RE: (EMERGENCY) REPLACEMENT DRINKING WATER WELL AT 4471 HUNTERS DR,
HIGHLAND, OAKLAND COUNTY, MI

Dear Susan Hinton:

Your water supply has been tested and reviewed for the attached parameters with the accompanying results and interpretations. A well education packet has been produced for your information. At the time of applying for a well permit the applicant acknowledged they would deliver the packet to you, the well owner. If you have not received the information please contact the applicant or you may obtain a replacement by contacting one of the below offices.

The above referenced water well system is **APPROVED** and has been evaluated as meeting permit conditions along with minimum requirements of Part 127 of the Michigan Public Health Code, Act 368, Public Acts of 1978.

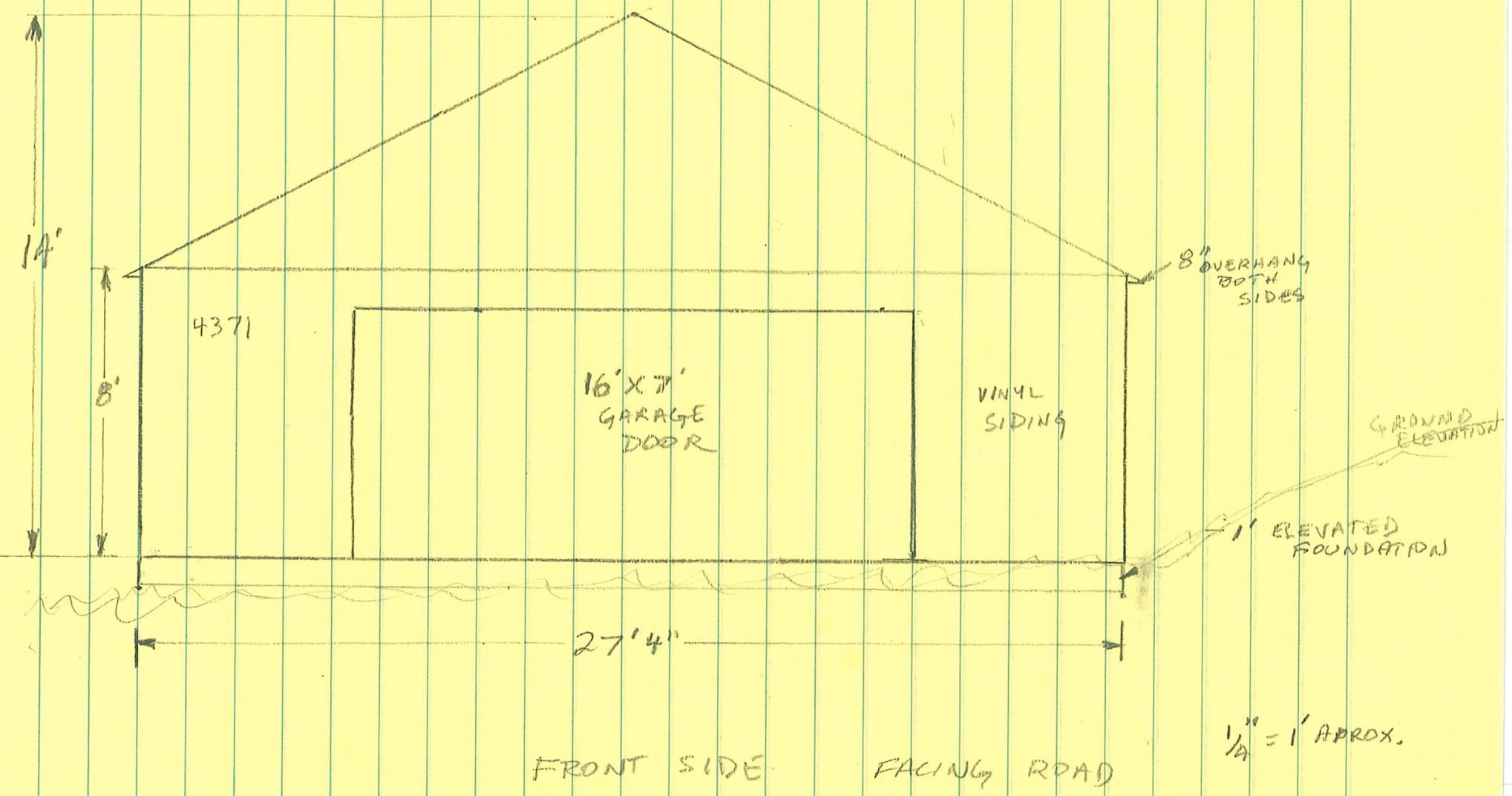
INTERPRETATION OF RESULTS

The Oakland County Health Division (OCHD) analyzes drinking water for Total Coliform and, if necessary, E. coli, in a test referred to as a bacteria test. OCHD also analyzes drinking water for five parameters in a routine testing procedure referred to as a partial chemical analysis. Below is a table of these parameters and associated problems or concerns. Except for Total Coliform, E. coli, Fluoride and Nitrate, the levels listed below are general guidelines. State drinking water standards have been established for Total Coliform, E. coli, Fluoride and Nitrate and are listed below.

TEST RESULTS IN MILLIGRAMS PER LITER (mg/L)				
PARTIAL CHEMICAL TEST	EXCELLENT	SATISFACTORY	OBJECTIONABLE	PROBLEM
Fluoride	0.8-1.7*	1.7-4.0	Over 4.0 (State Drinking water standards is 4.0)	Low levels are beneficial in preventing tooth decay. High levels may cause mottling of teeth.
Chloride	ND-20	0-250	Over 250	Taste; corrosion
Nitrite	ND	0-1	Over 1	Nitrite poisoning especially infants
Nitrate as N	ND	1-10	Over 10 (State drinking water standard is 10)	Nitrate poisoning especially infants
Sulfate	ND-50	50-250	Over 250	Laxative, taste, odor, scaling in boilers, heat exchangers

4371 HUNTERS DR.

①



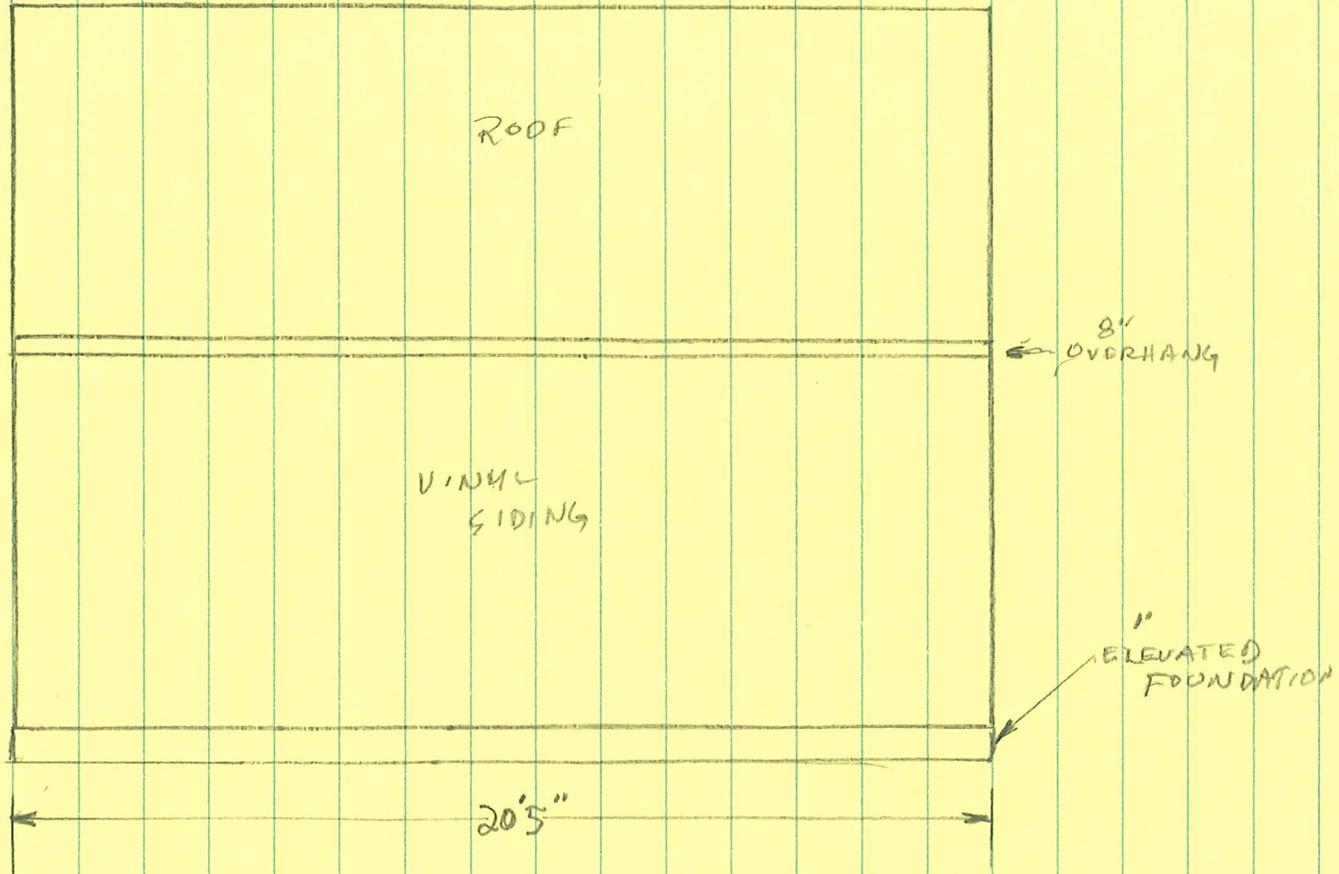
4371

HUNTERS DR

DR

(2)

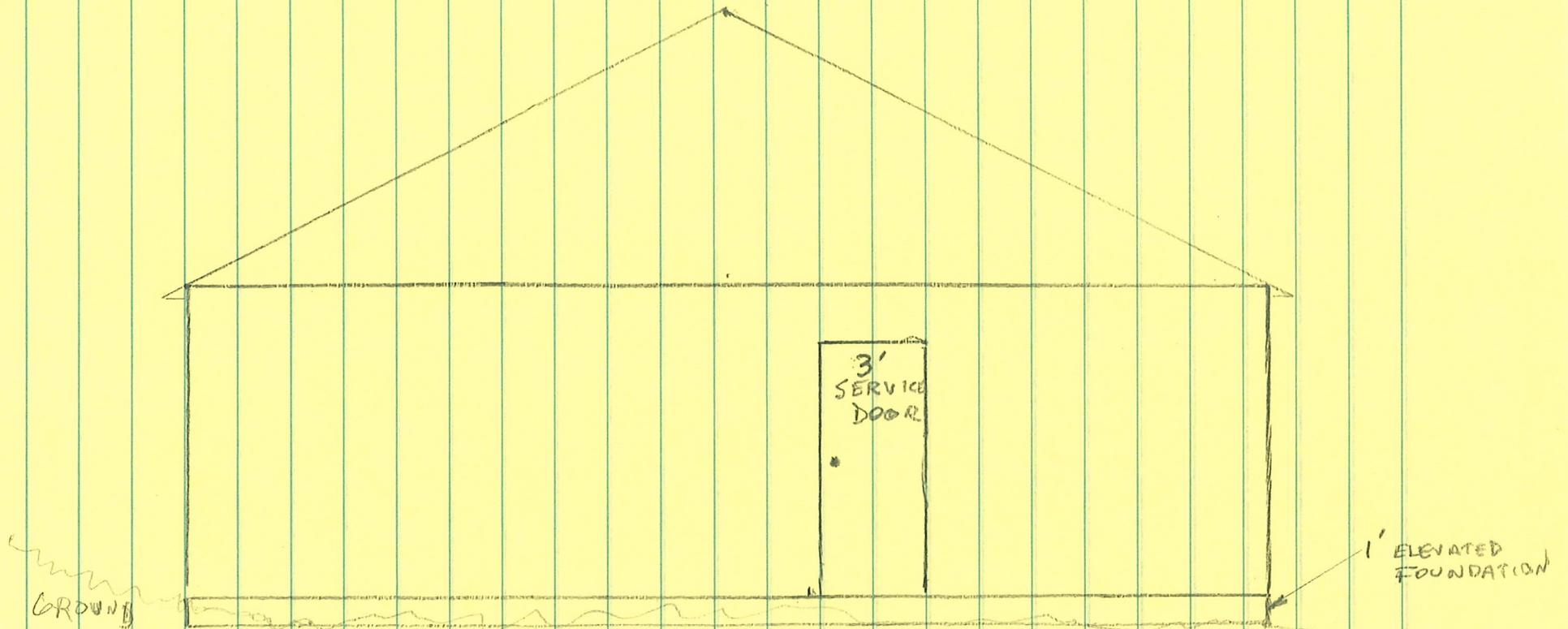
SIDES



4371

HUNTERS DR

3



REAR
FACING HOUSE



Charter Township of Highland (H) 11-12-176-003 Active

Existing

Print Date: Date

4471 Hunters Dr
Highland MI 48356-1937

View: Front

Structure: Primary

Photo Date: 04/08/2013



Existing

4471 Hunters Dr
Highland MI 48356-1937

View: Side

Structure: Primary

Photo Date: 12/30/2014



Existing

4471 Hunters Dr
Highland MI 48356-1937

View: Side

Structure: Primary

Photo Date: 12/30/2014



Existing

4471 Hunters Dr
Highland MI 48356-1937

View: Rear

Structure: Primary

Photo Date: 12/30/2014



4471 HUNTERS DR HIGHLAND MI 48356-1937



3 beds / 2 full baths / 0 half baths / 2133 sq ft

Residential Property Profile

11-12-176-003

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) : SUSAN HINTON
Postal Address : 4471 HUNTERS DR HIGHLAND MI 48356-1937

Location Information

Site Address : 4471 HUNTERS DR HIGHLAND MI 48356-1937
PIN : 11-12-176-003 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 SUPERVISORS PLAT NO 1 LOT 191

Most Recent Sale Since 1994

Date : 02/10/2020
Amount : \$1 Liber : 56849:565
Grantor : HINTON, SUSAN Grantee : HINTON, SUSAN

Next Most Recent Sale

Date : 06/17/2019
Amount : \$376,000 Liber : 53052:395
Grantor : DLJ MORTGAGE Grantee : HINTON, SUSAN
CAPITAL INC

Tax Information

Taxable Value	: \$232,160	State Equalized Value	: \$364,360
Current Assessed Value	: \$364,360	Capped Value	: \$232,160
Effective Date For Taxes	: 07/01/2025	Principal Residence	: N/A
		Exemption Type	
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2024 Taxes		2025 Taxes	
Summer	: \$5,061.72	Summer	: \$5,204.52
Winter	: \$2,920.37	Winter	:
Village	:	Village	:

Lot Information

Description : ROLLING WATERFRONT Area : 0.115 ACRES

3 beds / 2 full baths / 0 half baths / 2133 sq ft

Residential Property Profile

11-12-176-003

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	: Colonial/2Sty	Living Area	: 2133 SQ FT
Ground Floor	: 1420 SQ FT	Year Built	: 1928
Effective Year	: 1999	Remodel Year	: 1999
Stories	: 1 Story	Rooms	: 6
Bedrooms	: 3	Full Baths	: 2
Half Baths	: 0	Fireplaces	: 1
Ext Walls	: Vinyl	Basement	: YES - FULL
Garage	: SEPARATE - 2 car (549 SQ FT)	Heat	: Forced Heat & Cool
Fuel Type	: Gas	Central Air	: Yes

Basement Information

Finish	: LIVING AREA FINISH	Area	: 956 SQ FT
--------	----------------------	------	-------------

Porch Information

Type	Area
CPP	44 SQ FT
Treated Wood	16 SQ FT