



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: November 5, 2025
Re: ZBA25-19
2108 Wildflower Ln
11-32-177-004
Applicant: Steve Lyman
Owner: Steve Lyman

The subject parcel is zoned RPUD – Residential Planned Unit Development. The total parcel size is approximately 1.171 acres (~51,009 sq ft).

The required setbacks for this parcel are as follows:
Front yard (from property line not road edge): 75 ft
Rear yard: 100 ft
Side yards: 40 ft

This variance request is for an 8-foot 8-inch variance from the required 40-foot side yard setback to 31-feet 4 inches provided and a 5-foot variance from the required 10-foot minimum distance between a pool and a structure to 5-feet provided for the construction of a residential addition.

This request is for a variance, from Section 7.02.C.5. and 8.03.A.5. of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan and elevations. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Sections 7.02. and 8.03. of the Zoning Ordinance.

Case # 25-19

Hearing Date 11/5/25

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT
NAME: <u>Steve Lyman</u>
ADDRESS: <u>2108 Wildflower Lane</u> <u>Milford, MI 48380</u>
PHONE: <u>(248)240-9843</u>
EMAIL: <u>steve@lgcapitallc.com</u>

OWNER
NAME: <u>Steve Lyman</u>
ADDRESS: <u>2108 Wildflower Lane</u> <u>Milford, MI 48380</u>
PHONE: <u>(248)240-9843</u>
EMAIL: <u>steve@lgcapitallc.com</u>

PROPERTY ADDRESS: 2108 Wildflower Lane Milford, MI 48380

ZONING: R3 RPUD PROPERTY TAX ID NO: 11-32-177-004

ORDINANCE SECTIONS BEING APPEALED: 7.02.C.S. and 8.03.A.S.

VARIANCES REQUESTED: A distance variance, encroachment of 8' 8" to the east side yard setback.

- 8ft 8inch variance from required 40ft side yard setback to 31ft 4inches provided
- 5ft variance from min 10ft distance for pool wall to a structure

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: We would like to construct an addition that is orientated in conjunction with the existing floor plan of the home. We have no other location on this lot that is suitable for this. The practical difficulty is the unusually wide 40' side yard setbacks on a 1.17 acre lot with 150' frontage.

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: 09/17/2025

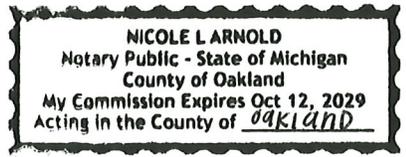
SIGNATURE OF APPLICANT: [Signature] DATE: 09/17/2025

Signature of applicant must be notarized.

Subscribed and sworn to before me this 17 day of September, 2025
Nicole Arnold Notary Public
My Commission expires October 12, 2029

APPLICATION FEE: <u>\$275.00</u>
Receipt# <u>1063846</u> Date Paid <u>9/23/25</u>
Received by <u>[Signature]</u>

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.

Yes, the property has an unusual building envelope and excessive sideyard setbacks for a 1.17 acre lot with 150' frontage.

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

We have explored different locations, but due to the addition's relation to the existing floor plan, there are no other locations that would work.

- 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.)

The reason for the request is the result of a unusually narrow building envelope.

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

No, the difficulty has not been created by the current or previous owners. It's a result of the combination of the original platting process and configuration of the home.

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 not be harmful to or alter the essential character of the area. To the contrary, the design of the addition along with the finishes being proposed will enhance not only the character of the home and the neighboring home directly to the east, but also the neighborhood and community. We also have approval for the addition from the Woodland Ridge Homeowners Association (attached).

6) Will the proposed variance be the minimum necessary?

Yes, the proposed variance will allow an addition that is the minimum necessary.

Signature

A handwritten signature in black ink, appearing to be 'S. J.', written over a horizontal line.

Sec. 7.02. Residential Open Space Planned Unit Developments (RPUD).

- A. *Intent.* The Residential Open Space Planned Unit Development (RPUD) option is intended to provide an alternative to traditional residential subdivision design in a manner that encourages the preservation of rural character, large areas of open space and greenways, protects valuable natural resources, enhances ecological functions, and requires excellence in site design. These regulations are not intended as a device for subverting the zoning regulations and standards of the Township, nor the planning concepts upon which the ordinance is based. Specifically, the RPUD option is intended to achieve the following purposes:
1. Permit flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
 2. Foster responsible stewardship of the natural environment resulting in the long term protection and preservation of natural resources and natural features.
 3. Encourage retention of the rural atmosphere including the preservation of historic and cultural resources.
 4. Incorporate design elements that unify the site through public amenities, landscaping, lighting, coordinated signage, and pedestrian walks and pathways.
 5. Encourage the use of naturalized landscape design and architectural design that is compatible with the rural surrounding.
- B. *Eligibility.*
1. RPUD designation of a parcel(s) is an amendment of the official zoning map, subject to the review procedures and standards outlined in Article 19, Changes and Amendments, as well as those of this section. To be eligible for RPUD approval, the applicant must demonstrate that the following criteria will be met:
 - a. The intent of Section 7.02.A, Intent.
 - b. One (1) or more of the following benefits will be provided:
 - i. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or
 - ii. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations.
 - c. The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads, and utilities.
 - d. The proposed development shall be consistent with the public health, safety, and welfare of the Township.
 - e. The proposed development shall minimize any negative environmental impact on the subject site or surrounding land.
 - f. The proposed development shall minimize any negative economic impact upon surrounding properties.
 - g. The proposed development shall be consistent with the Highland Township Master Plan.

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- h. All property within the RPUD shall be under the ownership or control of a single entity with responsibility and authority for completing the project in conformity with the approved plan. This provision shall not prohibit a transfer of property ownership or control provided that the Township is notified and that any successors shall be bound by conditions of approval.

C. *Design standards.*

1. *Permitted uses within an RPUD.* Any principal or accessory use allowed by right within the Residential districts as listed in Article 4, District Regulations, Section 4.05, Agricultural and Rural Residential District and Section 4.06, Residential Districts, may be permitted in an RPUD.
2. *Density.* An RPUD project shall not be developed more dense than one (1) dwelling unit per five (5) acres for parcels designated Agricultural and Rural Residential on the Master Plan or one dwelling unit per one and a half (1.5) acres for parcels designated Medium and Small Lot Residential or Open Space Residential in the Master Plan except as may be modified by bonus density granted by the Planning Commission under this Section. The Planning Commission will determine the maximum number of dwelling units for each RPUD based on a review of a sketch parallel plan submitted by the applicant during the preliminary site plan review as described in section 7.02.E.3, Procedures for Review and Approval.
3. *Density bonus for exemplary projects.* The Planning Commission and Township Board may allow a variable density credit pursuant to this section. In order to qualify for such increase in density, the applicant shall demonstrate to the satisfaction of the reviewing body that the proposed project exhibits design excellence and exceeds the minimum standards for RPUD eligibility. The bonus density may be awarded for incorporation of the following design elements or planning principles, up to a maximum of thirty (30) percent, in combination as follows:
 - a. Up to ten (10%) percent: For providing dedicated open space configured to preserve and to protect high quality natural features in a non-fragmented fashion and to provide connectivity both within and beyond the development boundaries. Open space shall not consist of long, narrow strips, unless used to conserve a linear natural feature. The density bonus shall be generally awarded on a scale ranging from three (3%) percent for developments dedicating thirty (30%) percent of the gross site area as open space, up to ten (10%) percent for sites dedicating seventy (70%) percent of the gross site area as open space. No bonus density shall be awarded under this provision for sites dedicating less than thirty (30%) percent open space, or for open space that does not satisfy the standards of Section 7.02.C.3, Density Bonus for Exemplary Projects. The reviewing body may adjust the scale (not to exceed ten (10%) percent) based on the percentage of units which have direct access to open space.
 - b. Up to five (5%) percent: For providing a landscaped perimeter screen in excess of one hundred (100) feet in depth.
 - c. Up to ten (10%) percent: For providing central water and sanitary sewer service.
 - d. Up to ten (10%) percent: For other design strategies which provide a clear benefit to the residents of the RPUD, the surrounding area and the Township as a whole. The percentage of bonus density shall be determined at the discretion of the Planning Commission based on the expected benefit to the community and the preservation of any unique or significant features of the proposed site.

When the end density calculation results in a whole number of units plus a fractional portion of a unit, the fractional portion shall be rounded up to an additional whole number for decimal equivalents equal to 0.50 or larger, and down to zero for decimal equivalents less than 0.50.

4. *Dimensional requirements.* Once the density has been established, the allowable number of dwelling units may be clustered with lot areas and widths reduced below the minimum requirement of the pre-

RPUD zoning district, provided that the open space within the development equals or exceeds the total area of lot area reduction.

5. *Setbacks within the RPUD project.* The setback requirements of the pre-RPUD zoning district shall be used as guidelines for the RPUD. To encourage flexibility and creativity consistent with the intent of the RPUD regulations, the Township may permit specific departures from the requirements of the Zoning Ordinance. A table shall be provided on the site plan that lists all deviations and regulatory modifications. Deviations shall only be approved through a finding by the Planning Commission that the deviation will result in a higher quality of development that would not be possible using conventional zoning standards. Only those deviations consistent with the intent of this Article shall be considered.
6. *Open space.*
 - a. When completed, the development shall have at least twenty percent (20%) of the gross site area in the development devoted to open space, which shall remain in its natural state and/or be restricted for use for active and/or passive outdoor recreational purposes harmonious with peaceful, single-family residential uses in and surrounding the development per the requirements of Section 7.04, Open Space Preservation Provisions.
 - b. Open space shall be provided along the exterior public roads with a depth of at least one hundred (100) feet, either landscaped or preserved in a natural wooded condition.
 - c. There shall be a perimeter setback and buffering, of up to one hundred (100) feet, taking into consideration the use or uses in and adjacent to the development. The setback distance shall be recommended by the Planning Commission, and need not be uniform at all points on the perimeter of the development.
 - d. The Planning Commission may recommend a reduction of the perimeter setback and buffering in cases where the density of the proposed use is compatible with adjacent uses and/or natural features such as woodlands and topographical features provide adequate buffering to protect adjacent uses.
 - e. If natural features, such as woodlands and topographical features, do not provide adequate buffering from adjacent property, the perimeter setback shall include noise reduction and visual screening mechanisms such as landscaping, berms and/or decorative walls.
 - f. The amount of open space, including the area and percentage of the site, shall be specified on the site plan.
 - g. In addition to preservation of the most important natural features, additional open space shall be located and designed to achieve the following: provide areas for active recreation; provide areas for informal recreation and pathways convenient to the majority of the residents within the development; connect into adjacent open space, parks, bike paths or pedestrian paths; provide natural greenbelts along roadways to preserve the rural character as viewed from the roads; and to preserve a buffer from adjacent land uses where appropriate.
- D. *Procedure for review and approval.* Prior to construction of an RPUD project, the applicant shall obtain the required reviews and approvals as described below:
 1. *Pre-application meeting.* Prior to the submission of an application for planned unit development approval, the applicant is required to meet with the Zoning Administrator to review required information and procedures as required in Section 5.03B, Pre-Application Meeting.
 2. *Application submittal.* The applicant shall apply for sketch plan review following the procedures and standards outlined in Section 5.03, Site Plan and Sketch Plan Review Procedures and Requirements. The following supplemental application materials are also required:

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- a. A parallel sketch plan that meets the requirements set forth in Article 5, Site Plan Review, Procedures and Standards. A parallel plan shall represent a design of the parcel showing the number of lots that could be developed on the site in accordance with the underlying zoning district.
 - b. A Natural Features Inventory and Stewardship Plan as required in Section 15.02, Natural Features and Inventory and Stewardship Plans.
 - c. An area analysis which shows the location of the project in relation to existing and proposed uses in the surrounding area.
 - d. A project narrative report shall also be submitted by the applicant providing a description of the project and proposed uses, the market concept and feasibility of the project, the manner in which the criteria set forth in Sections 7.02.B, Eligibility, have been met, and the known deviations from current Ordinance requirements and standards.
3. *Sketch plan review procedure.*
 - a. *Staff/consultant review.* The Zoning Administrator shall submit the application, sketch plan and supporting materials to the appropriate staff, consultants, committees or agencies for review and comment.
 - b. *Planning Commission action.* The parallel sketch plan and all supporting information shall be scheduled for a public hearing and review before the Planning Commission. Notice for the public hearing shall meet the requirements for a zoning amendment, as set forth in Section 3.10, Public Hearing Notice. The Planning Commission shall review the sketch plan and all supporting information and make a recommendation to the Township Board. The Planning Commission shall determine the appropriate number of units, and consider whether the project maintains compatibility with surrounding uses, meets the intent of Section 7.02.A, Intent, and satisfies the eligibility criteria of section 7.02.B, Eligibility.
 - c. *Township Board action.* Upon receiving the recommendation of the Planning Commission, the Township Board shall review the sketch plan and all supporting information and take one of the following actions:
 - i. *Approval.* Upon finding that the sketch plan meets the criteria set forth in Section 7.02.B, Eligibility, the Township Board shall grant preliminary approval. Upon approval, the applicant may proceed to preparation of the site plan, but shall not bind the Township Board to approval of the site plan.
 - ii. *Tabling.* Upon finding that the sketch plan does not meet the criteria set forth in Sections 7.02.B, Eligibility, but could meet such criteria if revised, the Township Board may table action until a revised sketch plan is resubmitted. The Township Board may refer a tabled sketch plan back to the Planning Commission for additional review.
 - iii. *Denial.* Upon finding that the sketch plan does not meet the criteria set forth in Sections 7.02.A, Intent and 7.02.B, Eligibility, the Township Board shall deny preliminary approval.
 4. *Site plan review.* Within six (6) months following receipt of Township Board approval of the sketch plan, the applicant shall submit a site plan and supporting materials conforming to this Section. If a site plan is not submitted by the applicant for final approval within six (6) months following the date of the Township Board sketch plan approval, the sketch plan approval becomes null and void. An extension of the sketch plan approval beyond the specified period may be granted by the Township Board if such request is made to the Township prior to the six (6) month expiration period.
 - a. *Information required.* A site plan and application for approval of a RPUD shall contain the following information:

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- i. A site plan meeting all requirements of Article 5, Site Plan Review Procedures and Standards, Site Plan and Table 5.2, Sketch Plan Submittal Requirements.
 - ii. A separately delineated specification of all deviations from this ordinance which would otherwise be applicable to the development proposed in the absence of this planned unit development article.
 - iii. A specific schedule of the intended development including phasing or timing.
 - iv. A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features.
 - v. A specification of the exterior building materials for the structures proposed in the project.
 - vi. A draft of the proposed master Deed and Bylaws, if applicable.
 - vii. Signatures of all parties having an interest in the property.
- b. *Staff/consultant review.* The Township shall submit the site plan, and supportive materials to appropriate staff, consultants, committees or agencies for review and comment.
 - c. *Planning Commission review.* The site plan shall constitute an application to amend this Ordinance, and shall be noticed for public hearing as a zoning amendment before the Planning Commission. The Planning Commission shall, to the extent it deems appropriate, submit detailed recommendations relative to the RPUD project including, without limitation, recommendations with respect to matters on which the Township Board must exercise discretion.
 - d. *Township Board review.* After receipt of the Planning Commission's recommendation, the application shall be noticed for public hearing as a zoning amendment before the Township Board. The Township Board shall review and deliberate upon the requested RPUD rezoning and terms of the proposed development agreement. The Township Board may approve, deny or approve with a list of conditions made part of the approval. The Township Board may require a resubmittal of the application reflecting the conditions for approval by the Planning Commission, Planning Director or Township consultants if appropriate.
- E. *Effect of approval.* When approved, the RPUD amendment, with all conditions imposed, if any, shall constitute the land use authorization for the property, and all improvements and uses shall be in conformity with such amendment. Notice of adoption of the final RPUD plan and development agreement shall be recorded at the Oakland County Register of Deeds. The official zoning map of Highland Township shall be revised to reflect the approval.
- F. *Resolution of ambiguities and ordinance deviations.* The Township Board, based upon the recommendation of the Planning Commission, shall resolve all ambiguities as to applicable regulations using the Zoning Ordinance, the Highland Township Master Plan, and other Township standards or policies as a guide.

Notwithstanding the immediately preceding standards, deviations with respect to such regulation may be granted as part of the overall approval of the RPUD, provided there are features or elements demonstrated by the applicant and deemed adequate by the Township Board upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this Article.

G. *Conditions.*

1. Reasonable conditions may be required with the approval of an RPUD, to the extent authorized by law, for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural features, ensuring compatibility

with adjacent uses of land, and promoting the use of land in a socially and economically desirable manner.

2. Conditions imposed shall be designed to protect natural resources and the public health, safety, and welfare of individuals in the project and those immediately adjacent, and the community as a whole; reasonably related to the purposes affected by the planned unit development; and, necessary to meet the intent and purpose of this Ordinance, and be related to the objective of ensuring compliance with the standards of this Ordinance. All conditions imposed shall be made a part of the record of the approved planned unit development.

H. *Phasing and commencement of construction.*

1. *Phasing.* Where a project is proposed for construction in phases, the planning and design shall be such that, upon completion, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area.
2. *Construction progress.* Substantial construction shall be completed within two (2) years following final approval of a residential open space planned unit development per Section 3.10, Expiration of Land Use Approvals, and shall proceed towards completion in accordance with an approved development agreement per Section 3.12, Development Agreements.

I. *Amendment and revision.* A developer may request a change in an approved sketch plan, or an approved site plan. A change in an approved sketch plan or change in an approved site plan which results in a major change, as defined in this section, shall require an amendment to the sketch plan and site plan. All amendments shall follow the procedures and conditions herein required for original submittal and review. A change which results in a minor change as defined in this section shall require a revision to the approved site plan and approval by the Township Board following review by the Planning Commission.

1. The following changes shall be considered major:
 - a. Change in the concept of the development.
 - b. Change in use or character of the development.
 - c. Change in the type of dwelling unit.
 - d. Change in the number of dwelling units (density).
 - e. Reserved.
 - f. Change in lot coverage or floor area ratio of the entire PUD.
 - g. Change in the character or function of any street.
 - h. Change in land area set aside for common space or the relocation of such areas.
 - i. Change in building height.
2. The following changes shall be considered minor:
 - a. Change in residential floor space.
 - b. Minor variations in layout which do not constitute major changes.
3. The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this Section. The burden shall be on the applicant to show good cause as to any requested change.

Sec. 8.03.A. Residential Accessory Structures and Uses.

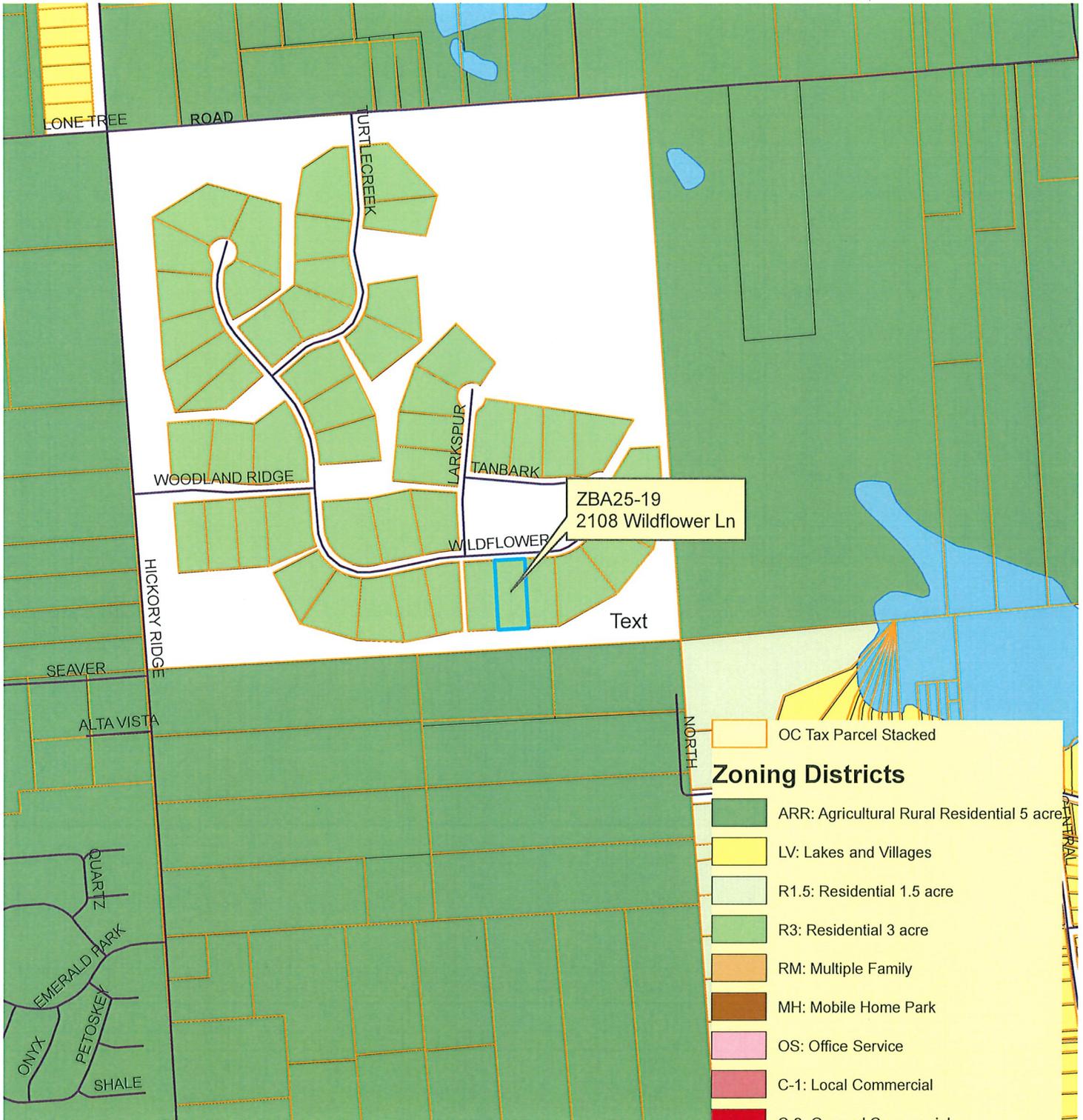
A. Structures and uses accessory to residential use.

1. *Height and placement.* Accessory buildings, structures and uses shall be governed by the same height and placement regulations which apply to principal buildings unless otherwise specified in this Ordinance.
2. *Relation to principal structure.*
 - a. Accessory buildings, structures, and uses are permitted only in conjunction with, incidental to, and on the same lot as a principal building occupied with a use permitted in the particular zoning district.
 - b. An accessory building, structure, or use shall not be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.
 - c. Garages that are structurally attached to a principal building by connection of walls or a roof shall be subject to, and must conform to, all regulations of this Ordinance applicable to the principal building, including setbacks, height and lot coverage.
3. *Residential entrance way.*
 - a. In all Residential Zoning Districts, entrance way structures including but not limited to decorative walls, columns and gates marking entrances to a single family subdivisions, multiple-family housing projects and mobile home parks may be permitted within a required yard provided such structures are a minimum of five (5) feet from a public road right-of-way. All structures must be placed outside the required corner clearance area per Section 11.05, Clear Vision Area, and beyond any required greenbelt per Section 12.06, Greenbelt. Entrance way structures are subject to site plan review, require a building permit and must comply with all codes of the Township.
 - b. Entrance Way columns marking driveway entrances to a single family dwelling may be permitted within required yards provided the columns are a minimum of five (5) feet from a public or private road right-of-way and do not exceed a height of eight (8) feet.
4. *Porches, decks, terraces and patios.*
 - a. *Uncovered porches.* An open, unenclosed and uncovered porch, patio, deck or terrace, including those constructed on the ground and/or constructed of brick, concrete or pavers may project into a required front, side or rear yard setback providing the following standards are met:
 - i. The highest finished elevation of the uncovered porch shall not be over thirty (30) inches above the surrounding finished grade; and
 - ii. The uncovered porch may project into any required yard setback for a distance not exceeding five (5) feet.
 - iii. No portion of the uncovered porch shall be closer than five (5) feet from any lot line.
 - b. *Second story decks.* Uncovered second story decks, including any walkway connecting the second story deck to a first story deck, a ground-level deck, or a deck located above a walk-out basement may project into a required yard up to a maximum of five (5) feet.
 - c. *Covered porches.* Porches, decks or terraces sheltered partially or wholly by a permanent or temporary canopy, awning, metal, lattice, pergola or any other material shall be considered covered. Covered porches, decks and terraces are subject to the setbacks applicable to the principal structure, as set out in the applicable zoning district regulations and shall not project into any required yard setback.

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5. *Swimming pools, hot tubs and spas.* Swimming pools, hot tubs and spas shall be subject to the following regulations in addition to all building codes:
 - a. Any swimming pool shall meet the minimum setbacks required of accessory structures in the applicable Zoning District.
 - b. There shall be a distance of not less than ten (10) feet between the outside pool wall and any building located on the same lot or an abutting lot.
 - c. No swimming pool shall be located less than thirty-five (35) feet from any front lot line or any road right-of-way.
 - d. No swimming pool shall be located in an easement.
 - e. For the protection of the general public, all areas containing swimming pools shall be completely enclosed by a fence or an approved structure providing equal protection not less than four (4) feet in height. The gates shall be of self-closing and latching type, with the latch on the inside of the gate not readily accessible for children to open. Gates shall be capable of being securely locked when the pool is not in use for extended periods.
 6. *Play structures, tree houses and skateboard ramps.* Play structures, tree houses, skateboard ramps and similar structures on residential lots shall be permitted as an accessory structure and shall be subject to the setback and height requirements together with all other applicable building codes and ordinances.
 7. *Driveways and paths.* There is no restriction on the placement or construction of driveways and paths so long as they are maintained without encroaching on neighboring properties with regards to snow removal, drainage and maintenance.

(Ord. No. Z-029 , § 2, 9-11-2023)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ZBA25-19
2108 Wildflower Ln

Text

- 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

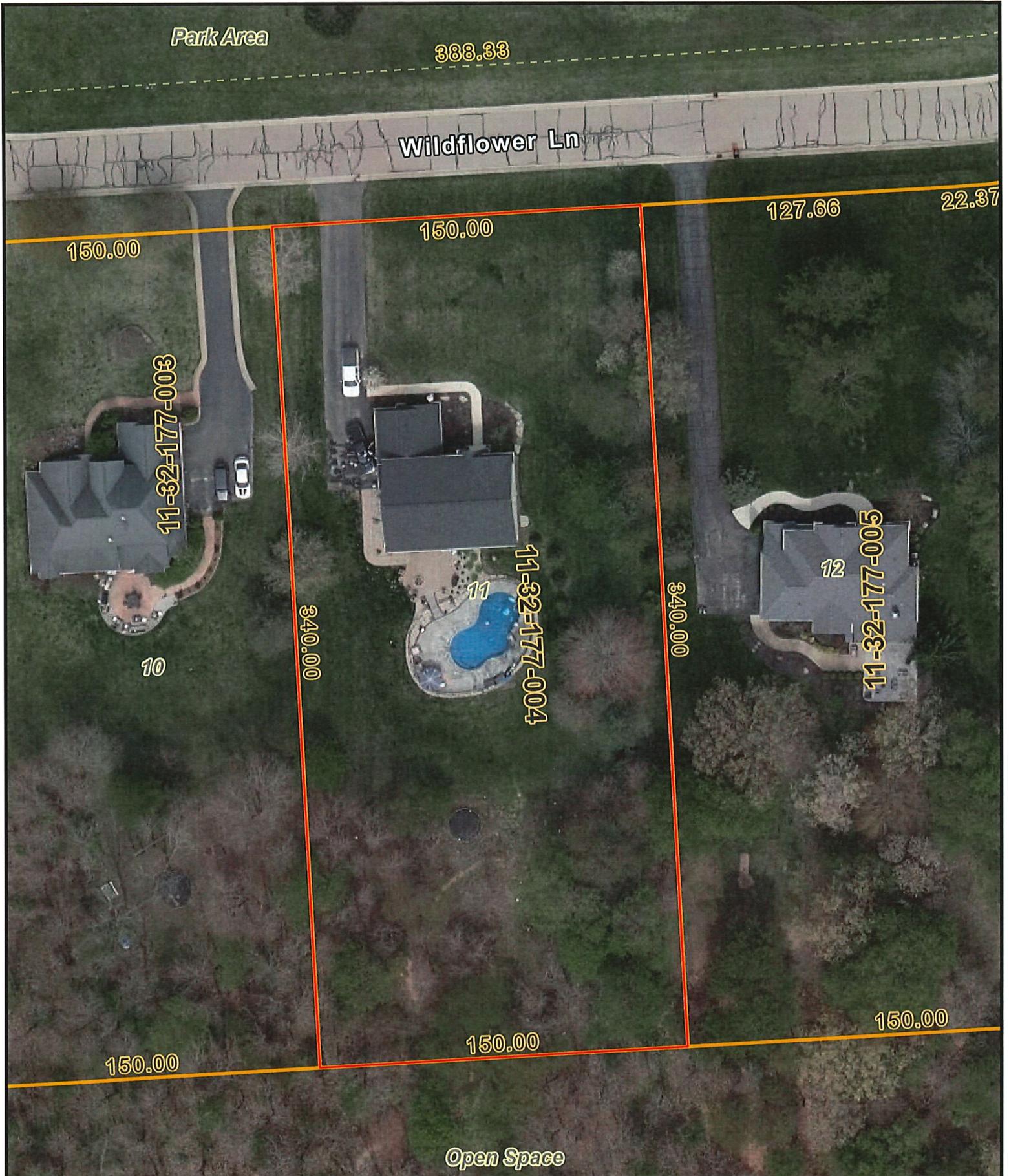


ENACTED: November 18, 2010

2108 Wildflower Ln



2108 Wildflower Ln



- 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

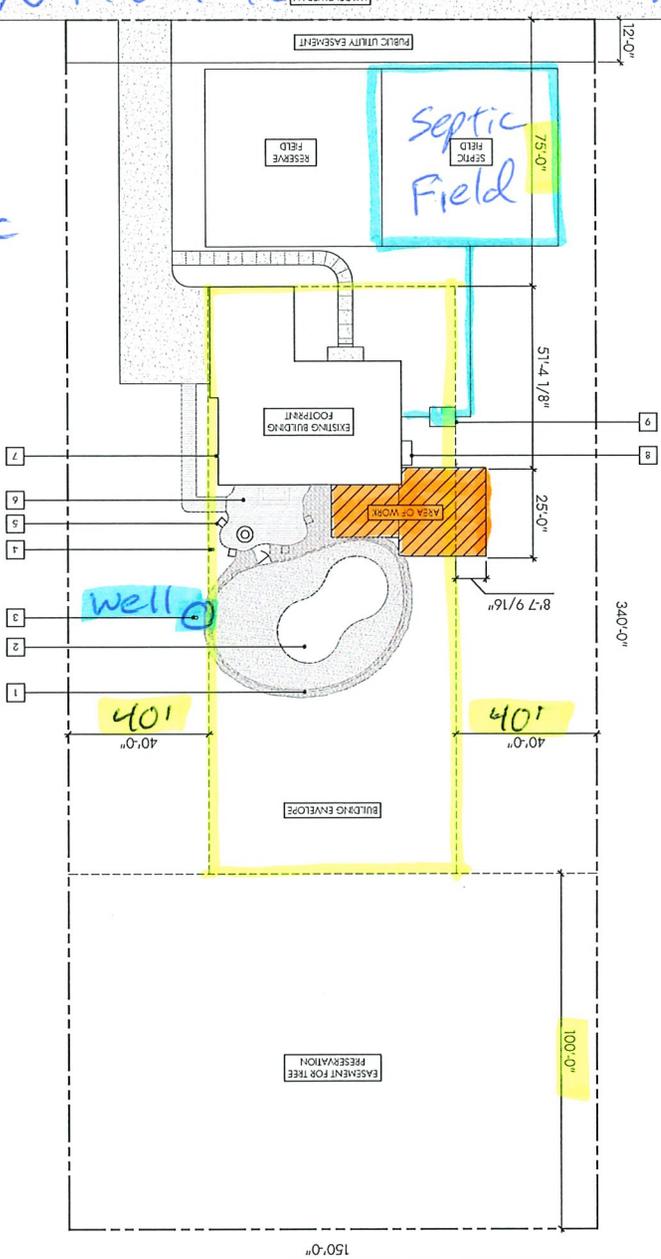
Date Created: 10/8/2025

NORTH
 1 inch = 50 feet

Wildflower Lane

SCALE: 1/8" = 1'-0"

- = Building Envelope
- = Well & Septic
- = Proposed Addition



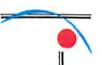
UNIT 11
 SECTION 22, T. 3 N., R. 7 E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, OAKLAND COUNTY RECORDING SUBSECTION PLANS, 1943, AS RECORDED IN LER 2696, PAGES 202 TO 213 INCLUSIVE.
 OAKLAND COUNTY RECORDS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, E. AND ADDRESS: 2108 WILDFLOWER LANE
 SDWELL NO. 1192-177-004

KEYNOTES	LEGAL DESCRIPTION
1	EXISTING FENCE
2	EXISTING POOL
3	EXISTING WELL
4	EXISTING SWAP DISCHARGE
5	EXISTING LAMP POST
6	EXISTING PAVED PATIO
7	EXISTING UTILITY ENTRANCE
8	EXISTING CROSS WALK
9	EXISTING SEPTIC TANK

SHEET KEYNOTES

GO.03

PRELIMINARY SITE PLAN



ADDITION
 M.R. & MRS. STEVE LYMAN & FAMILY
 2108 WILDFLOWER LN
 HIGHLAND MI 48830

PROJECT MANAGER: KLF

DRAWN BY: KLF

PLANNING & CONSTRUCTION
 1111 W. WOODLAND AVE., SUITE 100
 ANN ARBOR, MI 48106
 734.769.1111
 WWW.PCANDC.COM

FINISHED
 10/02/2025



Installed: On-Site Sewage Disposal System and/or Water Well Location

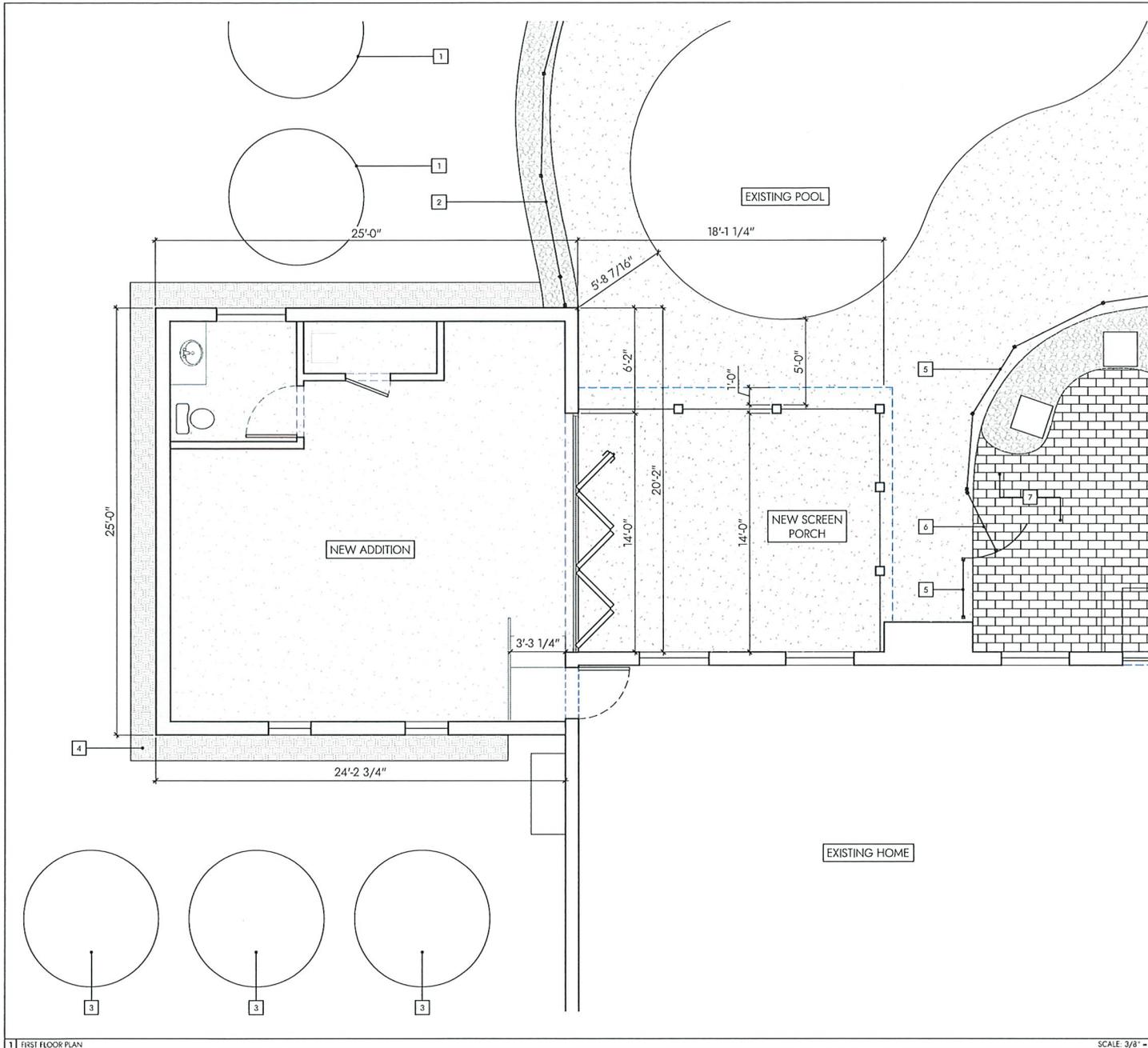
ATN: 63262468
 Parcel: 11-32-177-004
 Permit ID: 12816000081

Address: 2108 Wildflower Lane
 Highland, 48357
 Date: 10/17/2016



Legend

Highlighted Feature	Proposed Existing Septic Field-Final	Parcel Sketch Lines-Site	Storm Utility	GPS Soil Borings	Industrial Irrigation Monitoring	Water Area Swamp or Marsh	D-Box Alternative Treatment Unit	LUST Landfill 201 Site Restrictive Covenant
Well-Final	Proposed Existing Septic Area-Final	Dimension Line-Final	Other GPS Wells	GPS Septic Field	Roads	Lake or Pond Stream or River	GPS Septic Field - Retired	
Existing Structure-Final	Initial Area Reserve Area Parcel Sketch Lines-Final	Labels-Final MiscFeature-Final	GPS Septic Tanks	GPS Field Notes	Interstate Major	GPS Wells - Retired	GPS Septic Field - Retired	
Proposed Existing SoilBoring-Final	Gas Utility	Sewer Utility	Septic Lid	Well Depths Wells	Minor State US	GPS Septic Tanks - Retired	GPS Field Notes - Retired	
Septic Tank-Final	Electric Utility	Water Utility	Field Corner Pump Chamber Lid	Abandoned Commercial Domestic Heat Pump	Contaminati-on Buffers	Septic Lid Field Corner Pump Chamber Lid	UST	



SHEET LEGEND

SHEET KEYNOTES

- 1 EXISTING EVERGREEN TREES
- 2 EXISTING FENCE
- 3 RELOCATED EVERGREEN TREES
- 4 NEW PLANTING BED
- 5 RELOCATED FENCE
- 6 NEW GATE
- 7 BLEND NEW PAVERS TO EXISTING

GENERAL NOTES

ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL CODES, THE LATEST EDITIONS ADOPTED BY THE BUILDING AUTHORITY.

PERMITS SHALL BE OBTAINED BEFORE THE START OF WORK.

ALL ON-SITE CONSTRUCTION WORKERS SHALL CARRY WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN THE AMOUNTS SPECIFIED BY THE OWNER. CONTRACTORS SHALL CARRY BUILDERS RISK. THE OWNER, GENERAL CONTRACTOR, AND SUB-CONTRACTORS SHALL BE SPECIFIED BY THE INSURANCE IN AMOUNTS AND COVERAGE FOR OWNER.

ALL CONTRACTORS SHALL BE LICENSED WHERE REQUIRED BY ANY OVERSEERING JURISDICTION.

VERIFY DIMENSIONS IS INDICATED ON DRAWINGS WITH FIELD DIMENSIONS BEFORE FABRICATION OR ORDERING OF MATERIALS. DO NOT SCALE DRAWINGS. ALL CONTRACTORS ARE INSTRUCTED TO INSPECT THE SITE AND CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND OBSTACLES WHICH WILL BE ENCOUNTERED. NO EXTRA WILL BE CONSIDERED BECAUSE OF THE CONTRACTOR'S FAILURE TO INFORM HIMSELF OF THE SITE CONDITIONS WHICH CAN BE VERIFIED BY INSPECTION. NOTIFY OWNER AND ARCHITECT OF EXISTING CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT PRIOR WRITTEN APPROVAL.

VERIFY ZONING SETBACKS, LOCATION OF UTILITIES, AND EXISTING CONDITIONS.

COORDINATE THE WORK OF ALL TRADES, INCLUDING THE WORK OF THE TENANT(S)/OWNER'S SUB-CONTRACTORS.

CONTRACTORS OPENING UP THE EXTERIOR ENVELOPE OF THE EXISTING BUILDING SHALL SCHEDULE THIS WORK BASED ON THE WEATHER FORECAST AND MAKE THE BUILDING WEATHER TIGHT AT THE END OF EACH DAY.

OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA):
EACH CONTRACTOR AND/OR SUB-CONTRACTOR SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, THE MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ACT, AND ALL FEDERAL AND STATE REGULATIONS CORRESPONDING TO THESE ACTS, AS CURRENTLY ENACTED AND AS AMENDED THROUGHOUT THE DURATION OF THE PROJECT.

PROTECTION OF THE PUBLIC:
ALL CONTRACTORS SHALL MAINTAIN BARRICADES, AS MAY BE REQUIRED, TO PROTECT PEOPLE AT ALL TIMES FROM THE HAZARDS THEIR OPERATION ON THE SITE, IN AND AROUND THE BUILDING.

CLEANUP:
THE SITE IS TO BE KEPT CLEAN AT ALL TIMES AND DAILY CLEANING OF THE BUILDINGS AND SITE IS TO BE CONDUCTED.
FINAL CLEANUP SHALL BE PERFORMED DELIVERING THE SPACE AND SITE IN FIRST CLASS CONDITION.

THE BUILDING MUST BE KEPT CLEAN WHILE THE HEATING AND COOLING SYSTEM IS IN OPERATION. WALLS AND CEILINGS THAT ARE SOILED BY REASON OF FAILURE TO COMPLY WITH THESE GENERAL CONDITIONS SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

10/02/2025

THE
DESIGN GROUP
 ENGINEERING
 5117 37th Street SE
 Kent, WA 98042
 PH: 206.835.1234
 FAX: 206.835.1235
 WWW.THEDESIGNGROUP.COM

PRELIMINARY
 NOT FOR CONSTRUCTION
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY.

PROJECT MANAGER: KMF
 DRAWN BY: KMF

ADDITION
MR. & MRS. STEVE LYMAN & FAMILY
 2109 WILLOW OVEN LN
 KENT, WA 98042



PRELIMINARY FLOOR PLAN

A1.00

Proposed Addition



LYMAN RESIDENCE

ADDITION FOR MR. STEVE LYMAN & FAMILY
2108 WILDFLOWER LN.
MILFORD, MI, 48380

F I N E O U T L O O K
DESIGN GROUP LLC
MARK@FINEOUTLOOK.COM
917.719.1525

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/09/2025
DRAWN BY: KHF
CHECKED BY: KHF
SCALE: AS SHOWN
PROJECT: 2108 WILDFLOWER LN., MILFORD, MI 48380

PROJECT MANAGER:
KHF
DRAWN BY:
KHF

ADDITION
MR. & MRS. STEVE LYMAN & FAMILY
2108 WILDFLOWER LN.
MILFORD MI 48380



PRELIMINARY PLANS

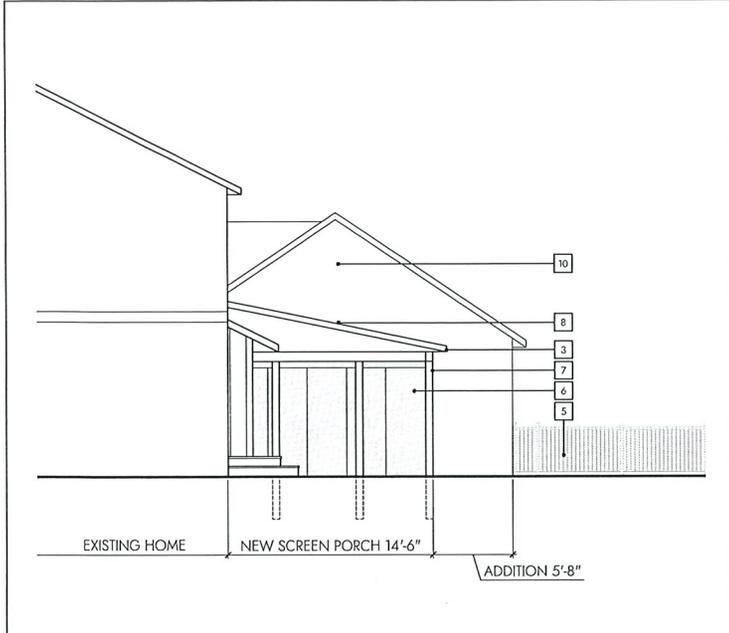
COVER

SHEET LEGEND

SHEET KEYNOTES

- 1 CONCRETE FOUNDATION
- 2 STONE TO MATCH
- 3 OVERHANG FASCIA AND RAKE BOARDS TO MATCH
- 4 SHINGLES TO MATCH
- 5 POOL SAFETY FENCE
- 6 RETRACTABLE SCREEN
- 7 6X6 POSTS
- 8 STANDING SEAM METAL ROOF
- 9 WINDOW TO MATCH
- 10 BRICK TO MATCH

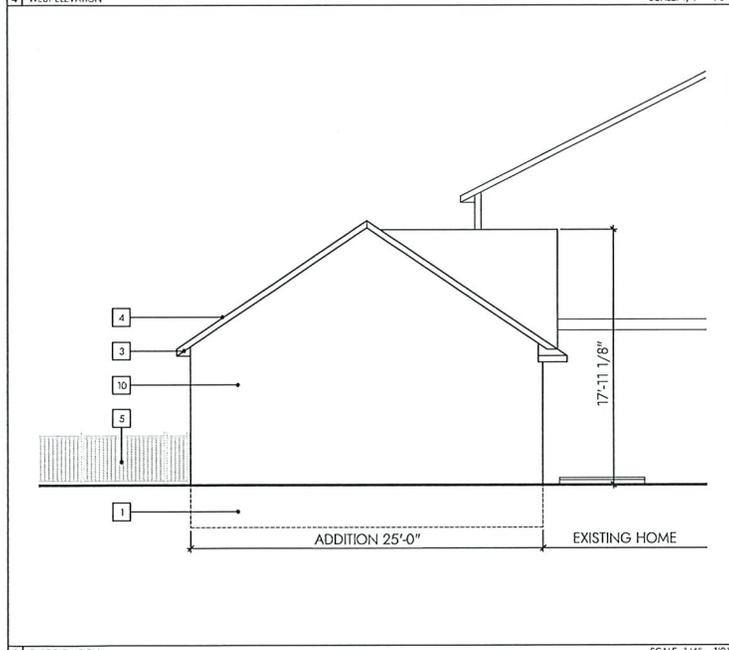
ELEVATION NOTES



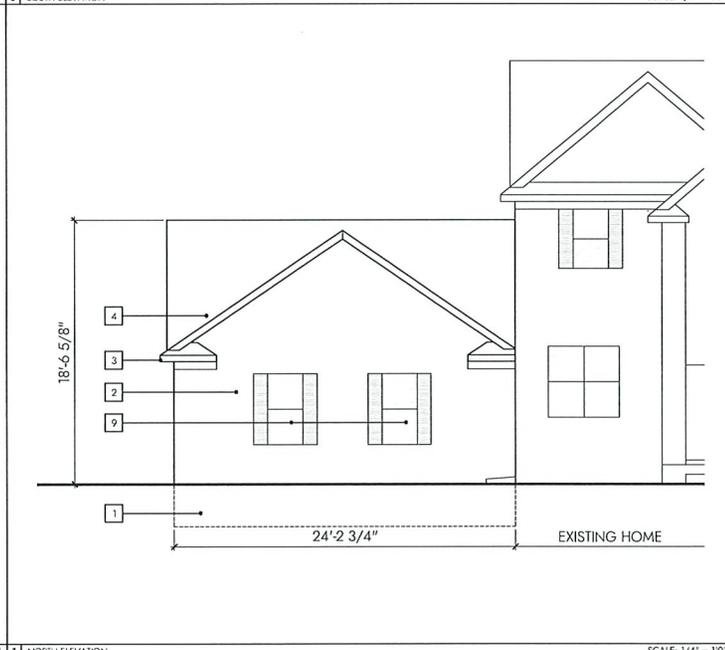
4 WEST ELEVATION SCALE: 1/4" = 10'



3 SOUTH ELEVATION SCALE: 1/4" = 10'



2 EAST ELEVATION SCALE: 1/4" = 10'



1 NORTH ELEVATION SCALE: 1/4" = 10'



Charter Township of Highland (H) 11-32-177-004 Active

Print Date: Date

2108 Wildflower Ln
Milford MI 48380

View: Front

Structure: Primary

Photo Date: 09/29/2017



2108 Wildflower Ln
Milford MI 48380

View: Front

Structure: Primary

Photo Date: 11/09/2020



2108 WILDFLOWER LN MILFORD MI 48380

4 beds / 2 full baths / 1 half baths / 3044 sq ft



Residential Property Profile

11-32-177-004

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) : STEVEN LYMAN & AMANDA LYMAN
Postal Address : 2108 WILDFLOWER LN MILFORD MI 48380

Location Information

Site Address : 2108 WILDFLOWER LN MILFORD MI 48380
PIN : 11-32-177-004 Neighborhood Code : KWR
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 407 Residential Condominiums

Property Description

T3N, R7E, SEC 32 OAKLAND COUNTY CONDOMINIUM PLAN NO 1463 WOODLAND RIDGE OF HIGHLAND
UNIT 11 L 26596 P 240 9-23-02 FR 100-001

Split/Combination Information

Added Status : Added Parcel
Added Date : 10/04/2002 Added From : FR 100-001

Most Recent Sale Since 1994

Date : 05/03/2016
Amount : \$75,000 Liber : 49387:302
Grantor : TORI, SUSAN M Grantee : LYMAN, STEVEN
TORI, ANTONIO T LYMAN, AMANDA

Next Most Recent Sale

Date : 11/08/2002
Amount : \$1 Liber : 28482:600
Grantee : TORI, ANTONIO T
Grantor : NORWOOD HIGHLAND TORI, SUSAN M

2108 WILDFLOWER LN MILFORD MI 48380



4 beds / 2 full baths / 1 half baths / 3044 sq ft

Residential Property Profile

11-32-177-004

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.

Tax Information

Taxable Value	: \$293,969	State Equalized Value	: \$394,450
Current Assessed Value	: \$394,450	Capped Value	: \$293,969
Effective Date For Taxes	: 07/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2024 Taxes		2025 Taxes	
Summer	: \$6,409.32	Summer	: \$6,590.13
Winter	: \$3,138.46	Winter	:
Village	:	Village	:

Lot Information

Description	: LEVEL	Area	: 1.171 ACRES
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Primary Structure

Structure	: Colonial/2Sty	Living Area	: 3044 SQ FT
Ground Floor	: 1819 SQ FT	Year Built	: 2016
Effective Year	: 2015	Remodel Year	: 0
Stories	: 2 Story	Rooms	: 10
Bedrooms	: 4	Full Baths	: 2
Half Baths	: 1	Fireplaces	: 0
Ext Walls	: Brick/Siding	Basement	: YES - FULL
Garage	: ATTACHED - 3 car (759 SQ FT)	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
CCP (1 Story)	47 SQ FT