



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: November 19th, 2025
Re: ZBA25-22
3420 Lakeview Dr
11-12-480-001
Applicant: Jonathan Gregory
Owner: Jonathan Gregory

The subject parcel is zoned LV – Lake and Village Single-Family Residential District. The total parcel size is approximately 0.56 acres (~7,714 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: 56 ft
Side yards: 10 ft West

This variance request is for a 7.9 variance from the calculated 56-foot ordinary highwater mark setback to 48.1-feet provided, for the construction of a garage addition.

This request is for a variance, from Section 9.02.D. of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan with construction drawings and photos. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Section 9.02. D of the Zoning Ordinance.

Case # 25-22

Hearing Date 11/19/25

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT

NAME: JONATHAN GREGORY

ADDRESS: 3420 LAKEVIEW DR
HIGHLAND, MI 48356

PHONE: 616 215 9359

EMAIL: mtdjg@hotmail.com

OWNER

NAME: JONATHAN GREGORY

ADDRESS: 3420 LAKEVIEW DR
HIGHLAND, MI 48356

PHONE: 616 215 9359

EMAIL: mtdjg@hotmail.com

PROPERTY ADDRESS: 3420 LAKEVIEW DR, HIGHLAND, MI 48356

ZONING: LV PROPERTY TAX ID NO: H-11-12-480-001

ORDINANCE SECTIONS BEING APPEALED: 9.02 D

VARIANCES REQUESTED: A 7.9 Variance from the calculated 56' ordinary high water mark setback to 48.1' provided. For the construction of a garage addition.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: WE WANT TO ADD A SMALL EXTENSION TO AN EXISTING DETACHED GARAGE AND SETBACK TO WATER IS 48' FOR BOTH EXISTING AND NEW EXTENSION. CANNOT ACHIEVE 65'

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: 9/30/25

SIGNATURE OF APPLICANT: [Signature] DATE: 9/30/25

Signature of applicant must be notarized.

Subscribed and sworn to before me this 30 day of Sept, 2025
Jennifer Bosh, Notary Public
My Commission expires 06-16-2032

APPLICATION FEE: \$ 275.00

Receipt# 1.063904 Date Paid 9/30/25

Received by: [Signature]

JENNIFER BOSH
 NOTARY PUBLIC, STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires June 16, 2032
 Acting in the County of Oakland

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 SHAPE IS IRREGULAR, IS ON TWO TOWNSHIPS and IS A EXTENSION OF AN EXISTING GARAGE THAT IS ALREADY 48' FROM WATER. THE REQUIRED 65' WOULD PLACE THE EXTENSION IN THE MIDDLE OF MY DRIVEWAY

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

NO - It is an extension of an existing detached garage.

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

No

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

NO

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

NO

6) Will the proposed variance be the minimum necessary?

YES

Signature



Revised 08/01/23



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.

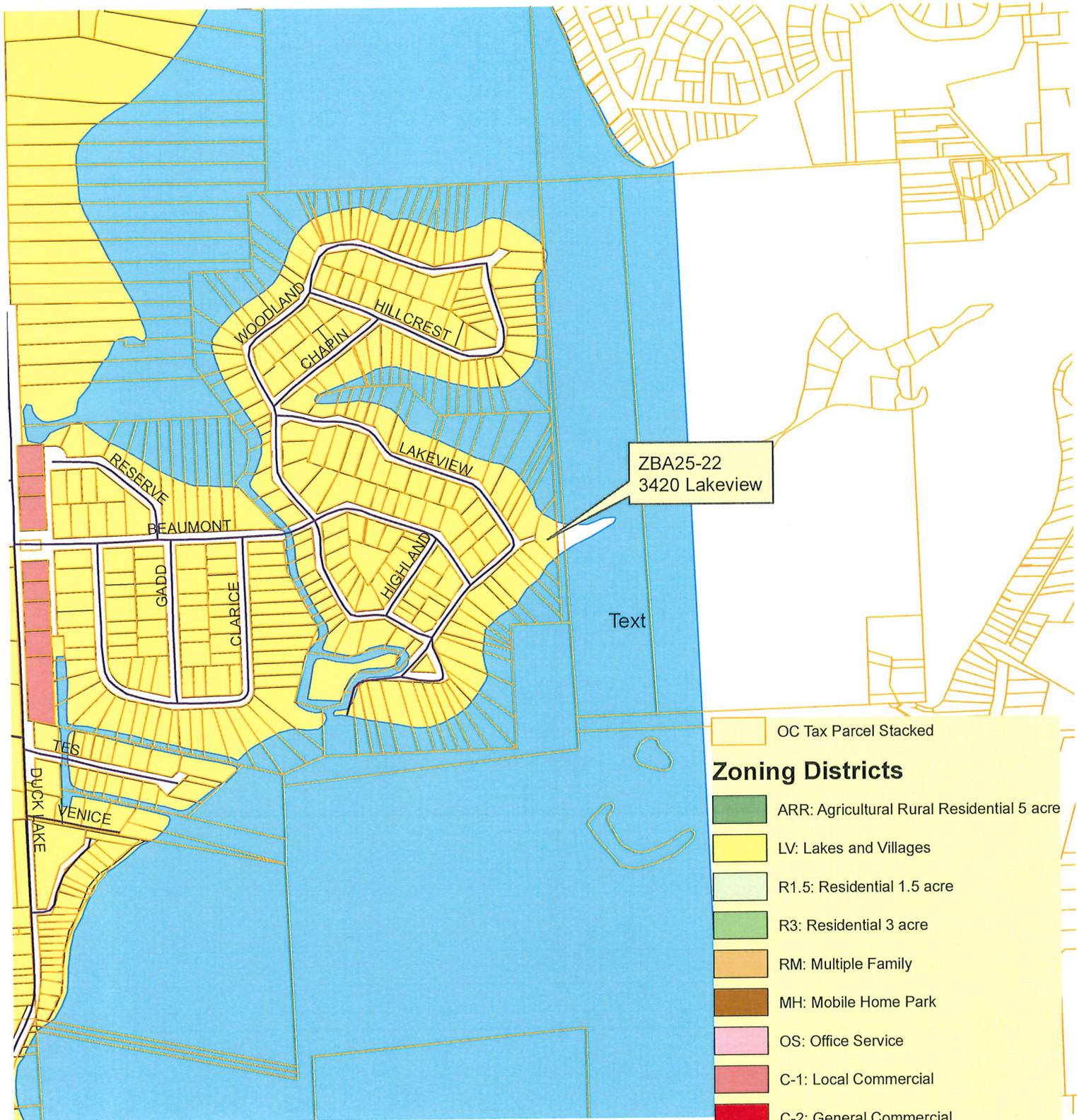
D. *Minimum Setback from the Ordinary High Water Mark.*

- 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



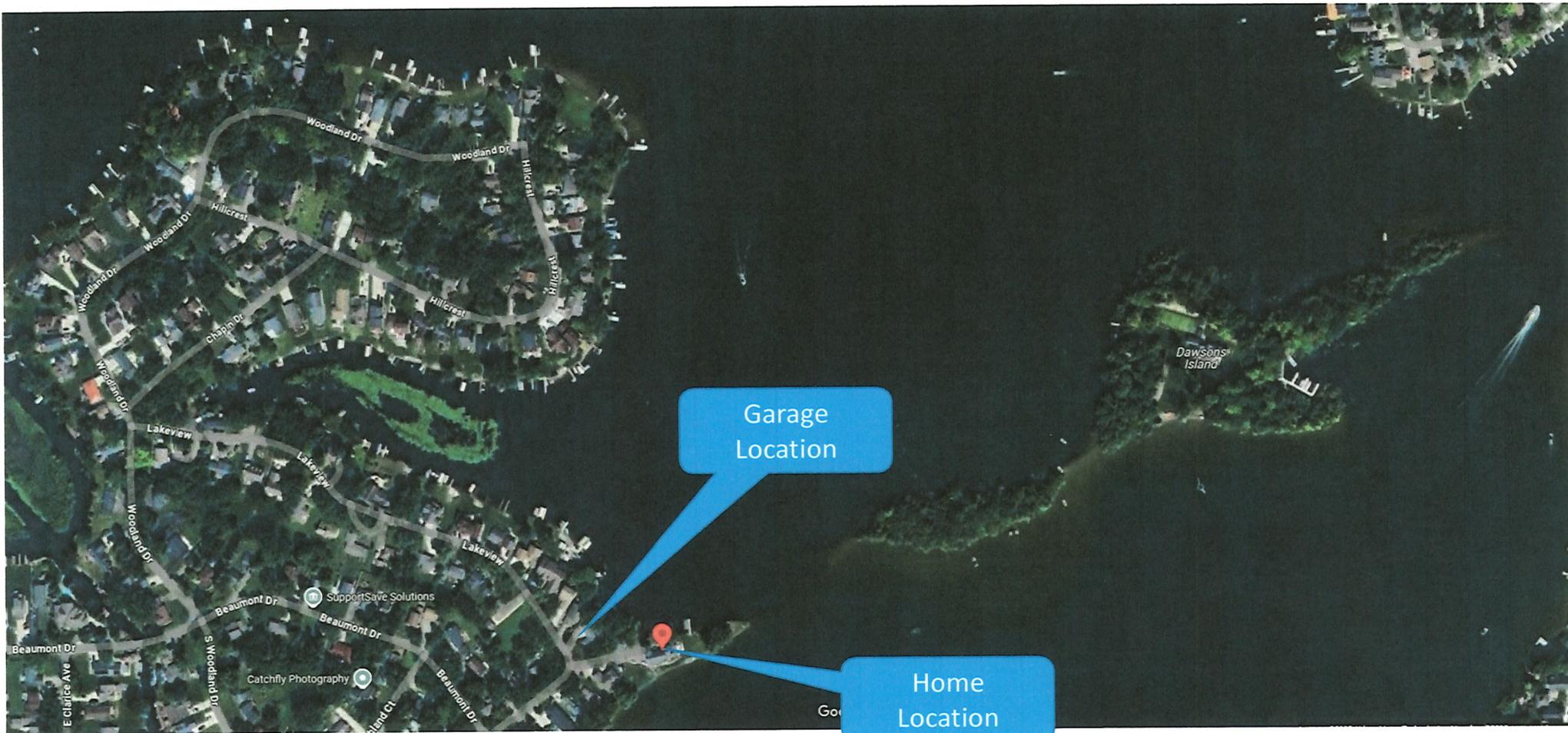
ZBA25-22
3420 Lakeview

Text

- OC Tax Parcel Stacked
- Zoning Districts**
- ARR: Agricultural Rural Residential 5 acre
- LV: Lakes and Villages
- R1.5: Residential 1.5 acre
- R3: Residential 3 acre
- RM: Multiple Family
- MH: Mobile Home Park
- OS: Office Service
- C-1: Local Commercial
- C-2: General Commercial
- HS: Highland Station
- TR: Technology and Research
- IM: Industrial Manufacturing



ENACTED: November 18, 2010



Garage Location

Home Location

3420 Lakeview Dr



12-07-301-001

- 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

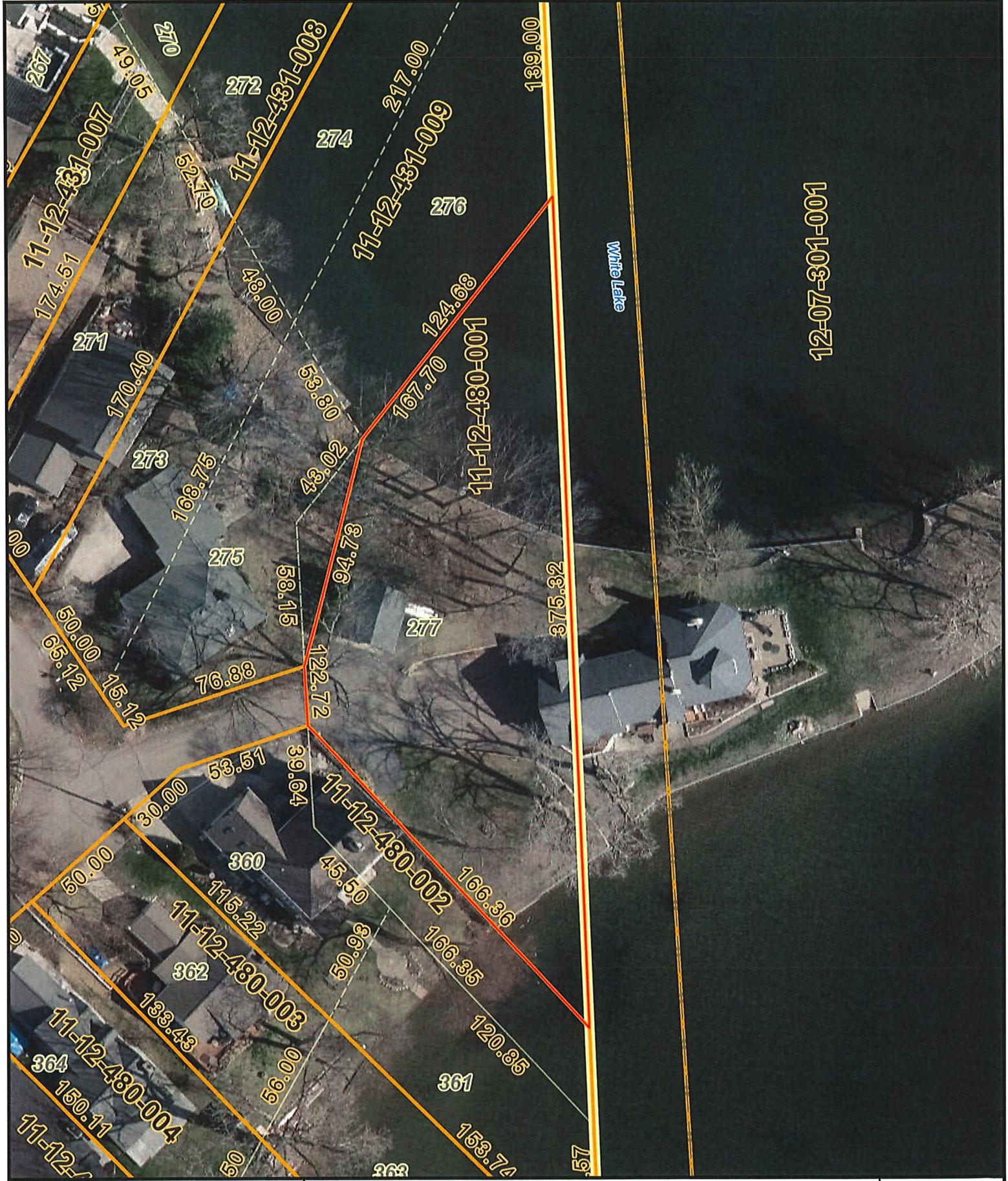
Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. 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: 10/6/2025

 NORTH
 1 inch = 100 feet

3420 Lakeview Dr



12-07-301-001

White Lake

- 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

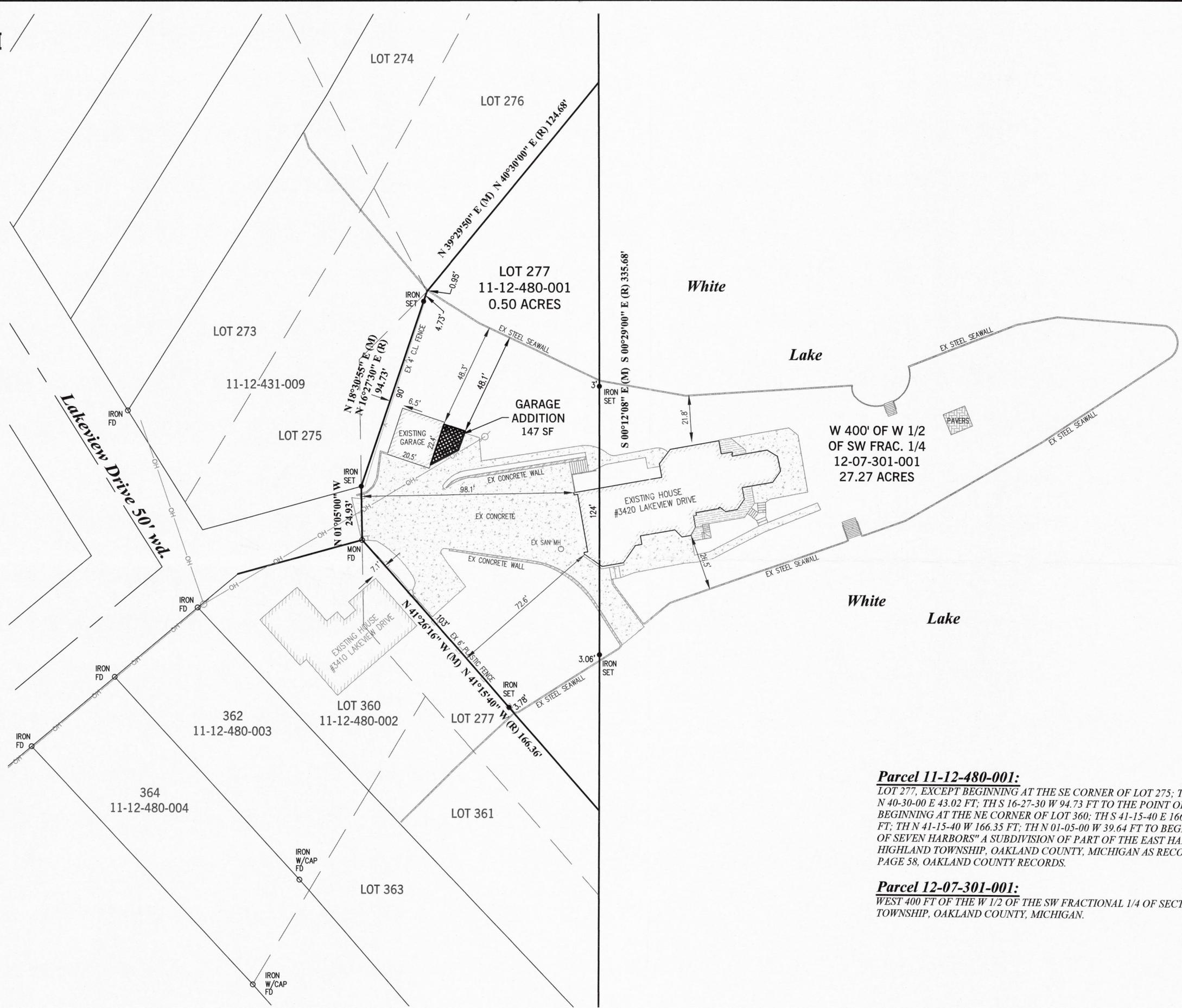
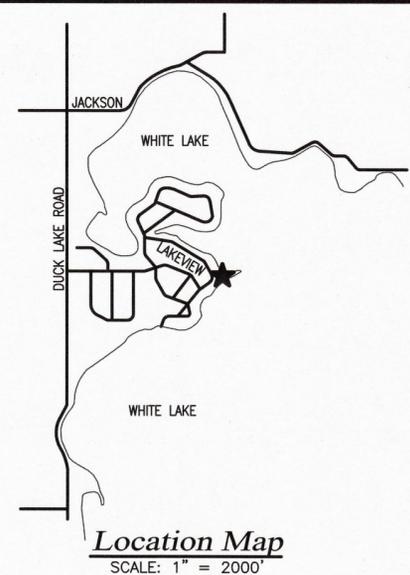
Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 10/6/2025





Parcel 11-12-480-001:
 LOT 277, EXCEPT BEGINNING AT THE SE CORNER OF LOT 275; TH N 01-05-00 W 58.15 FT; TH N 40-30-00 E 43.02 FT; TH S 16-27-30 W 94.73 FT TO THE POINT OF BEGINNING, ALSO EXCEPT BEGINNING AT THE NE CORNER OF LOT 360; TH S 41-15-40 E 166.36 FT; TH S 00-29-00 E 39.64 FT; TH N 41-15-40 W 166.35 FT; TH N 01-05-00 W 39.64 FT TO BEGINNING, "SUPERVISORS PLAT OF SEVEN HARBORS" A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 12, T3N, R7E, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 44 OF PLATS, PAGE 58, OAKLAND COUNTY RECORDS.

Parcel 12-07-301-001:
 WEST 400 FT OF THE W 1/2 OF THE SW FRACTIONAL 1/4 OF SECTION 7, T3N, R7E, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN.



William Jerrill Norman II

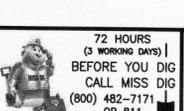
DATE	ISSUE

PROPRIETOR:
 JON GREGORY
 3420 LAKEVIEW DRIVE
 HIGHLAND, MICHIGAN 48356
 (616) 215-9359

THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.

KIEFT ENGINEERING, INC.
 PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
 5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346
 PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE 9-29-2025	CKD. BY	DATE
DRAWN GF		
DESIGN WJN		
SECTION 12	T-3 -N- R-7 -E	

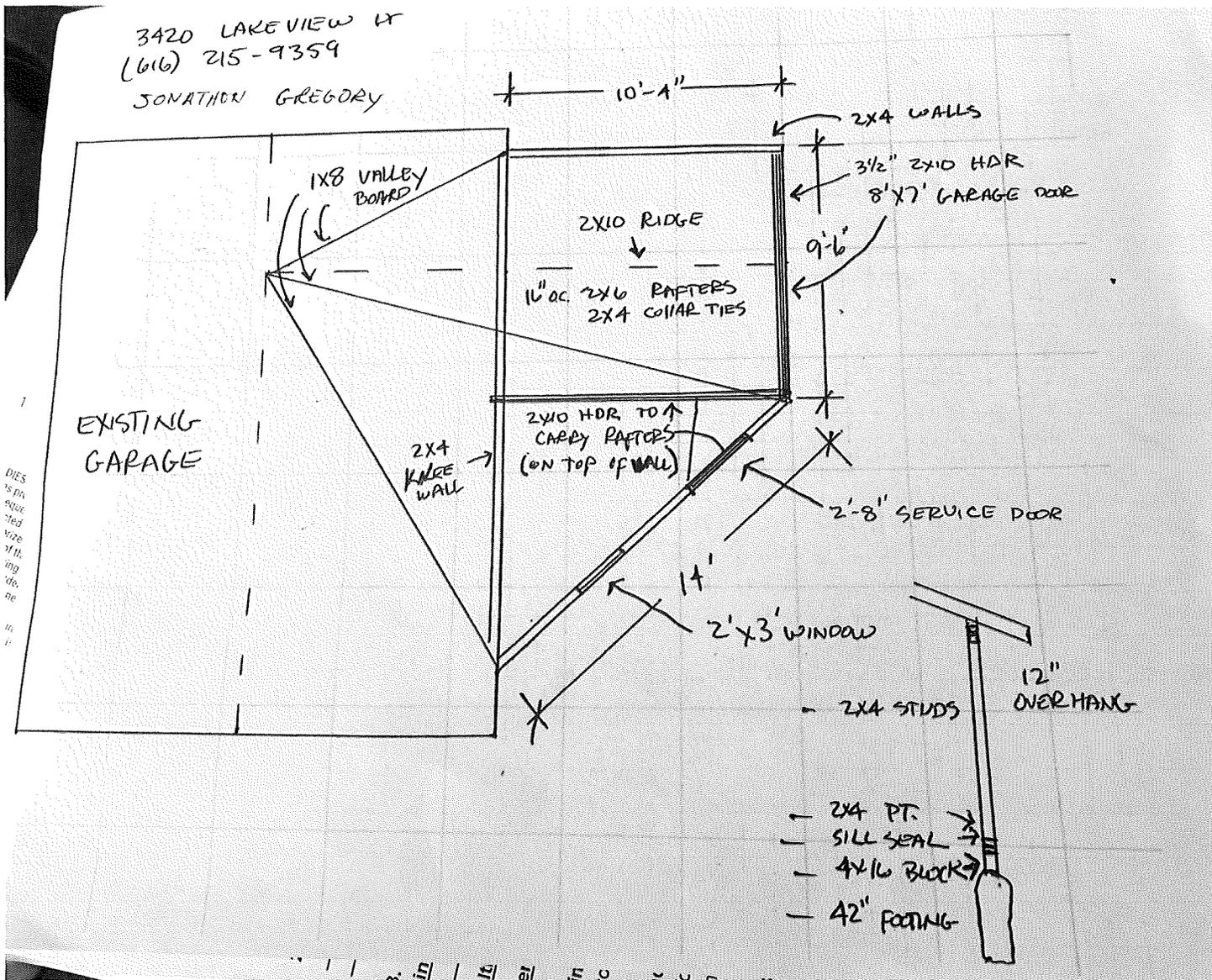


Variance Sketch for Garage Addition
 Parcel No.'s 11-12-480-001 & 12-07-301-001
 PART OF THE EAST 1/2 OF SECTION 12, HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

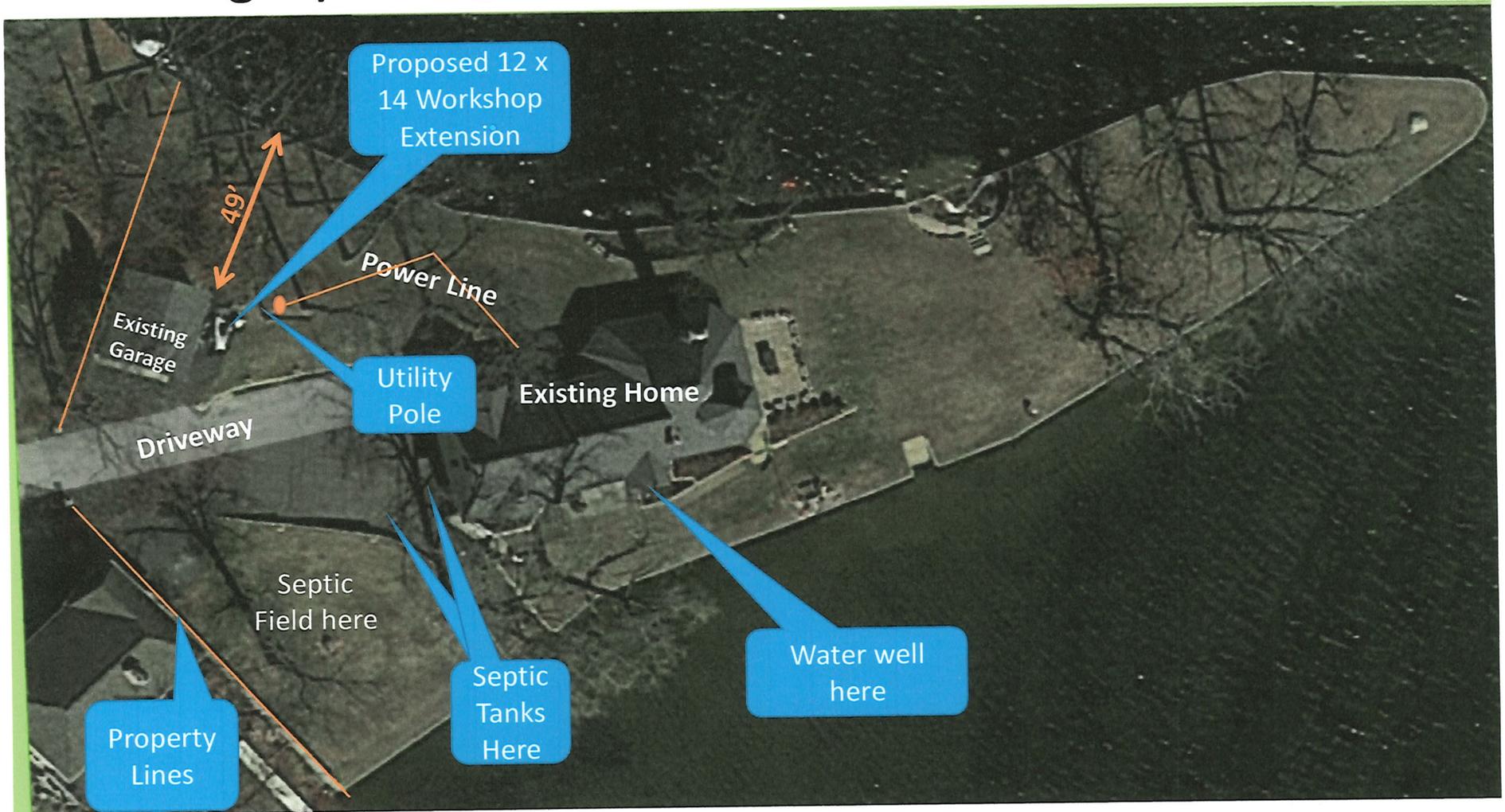
SCALE 1" = 30'
SHEET 1 OF 1
KE 2025.195

3420 LAKEVIEW LT
(616) 215-9359

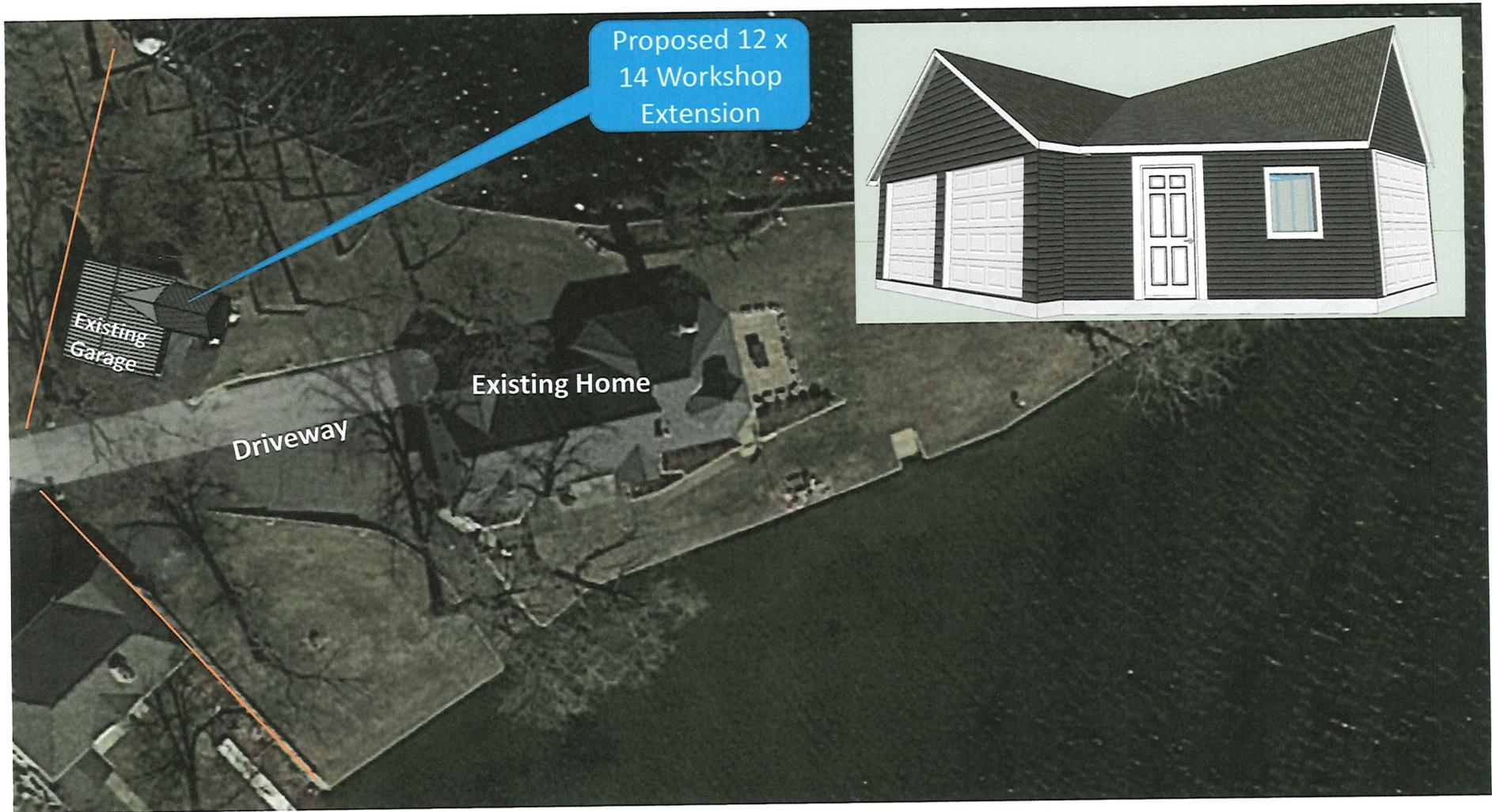
JONATHAN GREGORY



Gregory Garage Extension Project - Current View



Gregory Garage Extension Project - Proposed View



Re: ZBA Cases

From Samantha George <GeorgeS@highlandtwp.org>
Date Tue 10/7/2025 10:19 AM
To Rhodes Jr, Frankie Edgar <rhodesf@oakgov.com>

Good morning,

Thank you so much for looking into this for me! Hope you have a great day!

Cordially,

Samantha George
Assistant Zoning Administrator
Charter Township of Highland
248-887-3791 ext. 126

From: Rhodes Jr, Frankie Edgar <rhodesf@oakgov.com>
Sent: Monday, October 6, 2025 8:45 AM
To: Samantha George <GeorgeS@highlandtwp.org>
Cc: Kari Littlebear <littlebeark@highlandtwp.org>
Subject: RE: ZBA Cases

OCHD has no well or septic records for the properties listed below.

From: Samantha George <GeorgeS@highlandtwp.org>
Sent: Friday, October 3, 2025 12:31 PM
To: Rhodes Jr, Frankie Edgar <rhodesf@oakgov.com>
Subject: ZBA Cases

CAUTION: This message is from a sender outside of the Oakland County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I hope you have a great weekend! Come Monday if you are not too busy could you help me with two more addresses, I have for a ZBA meeting? Thank you for all your help!

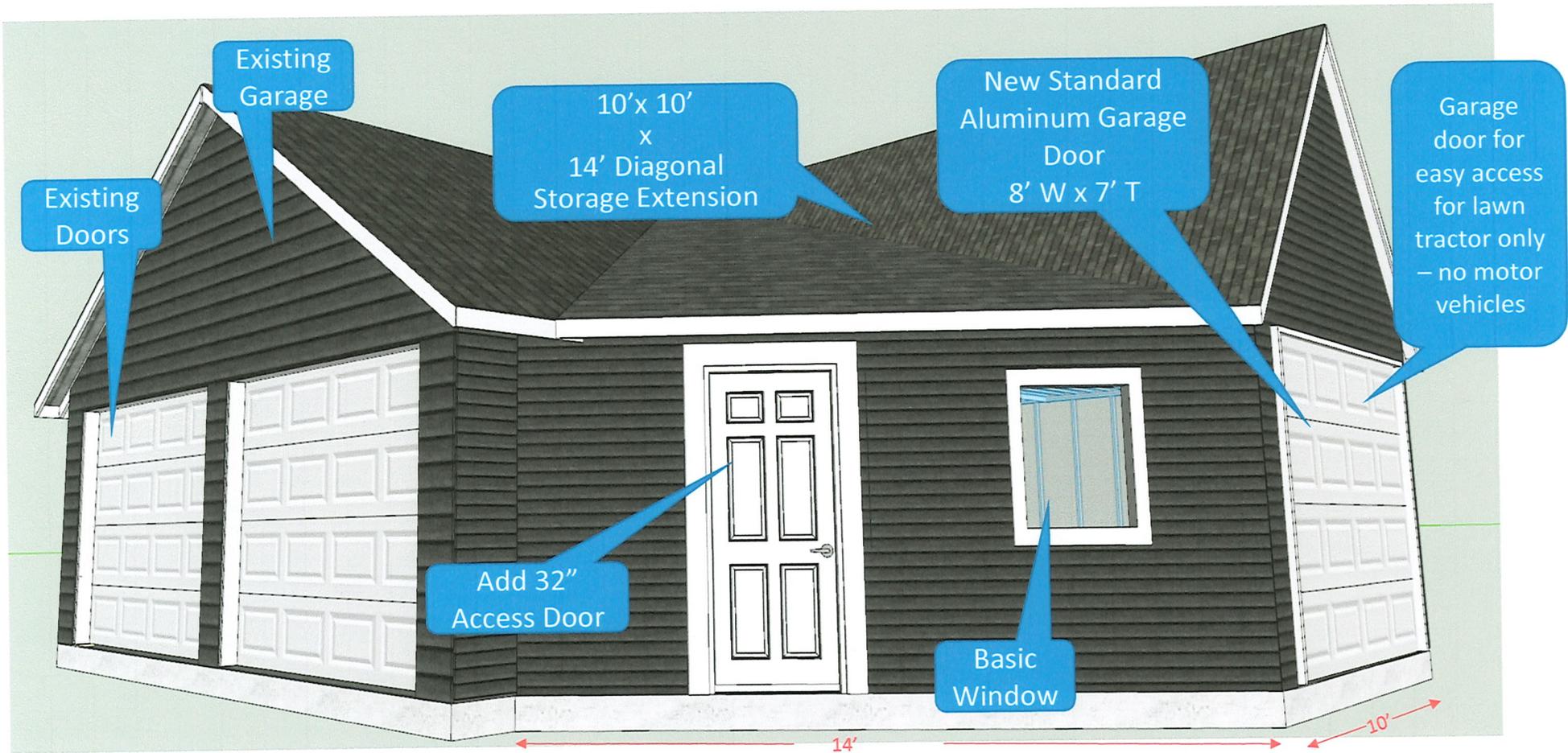
-3410 Lakeview Dr (11-12-480-002)

-3420 Lakeview Dr (11-12-480-001)

Cordially,

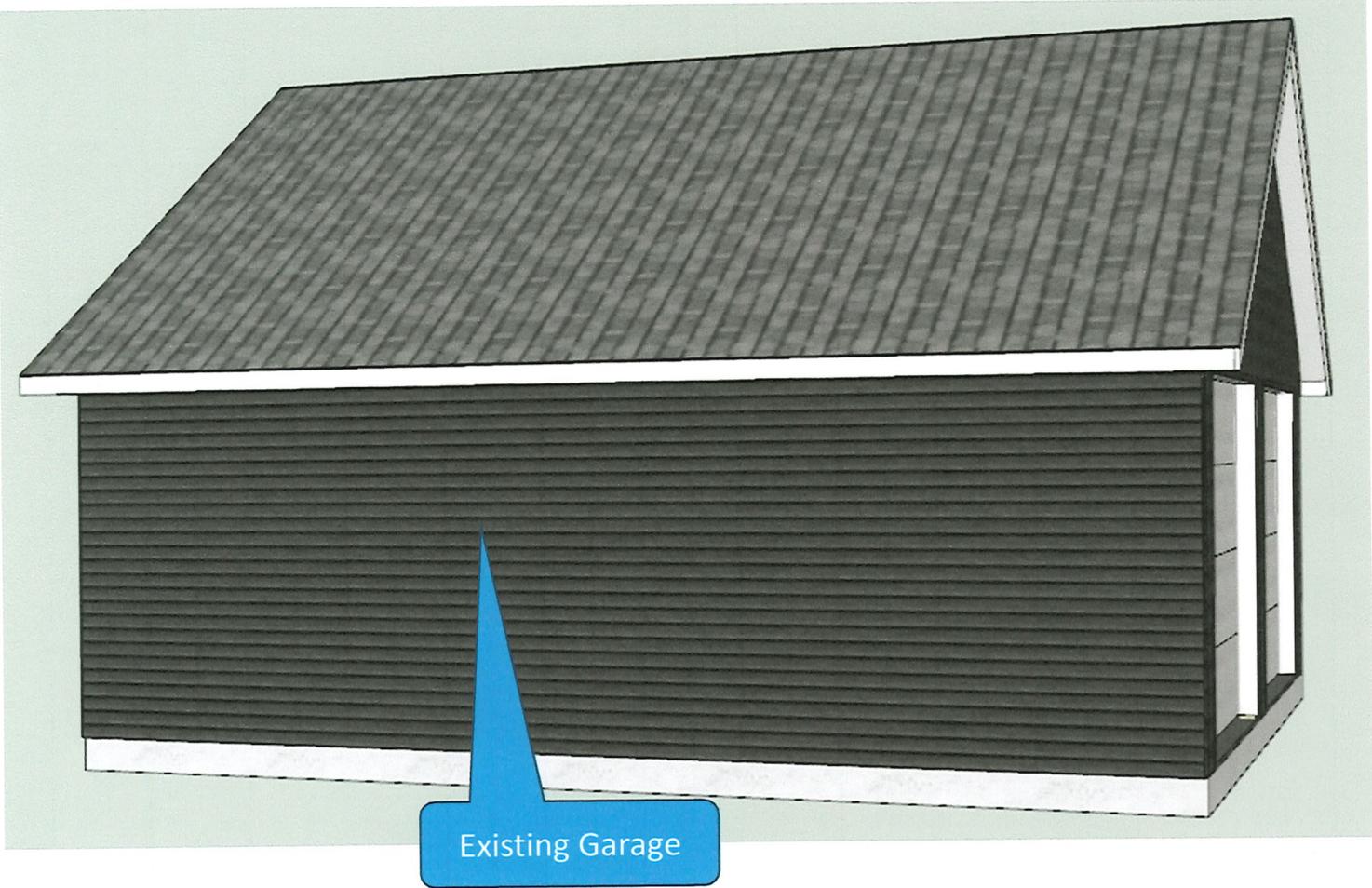
Samantha George

Gregory Garage Extension Project - Overall View



New electrical 20 amp planned circuit only, no gas or utilities required in new storage area

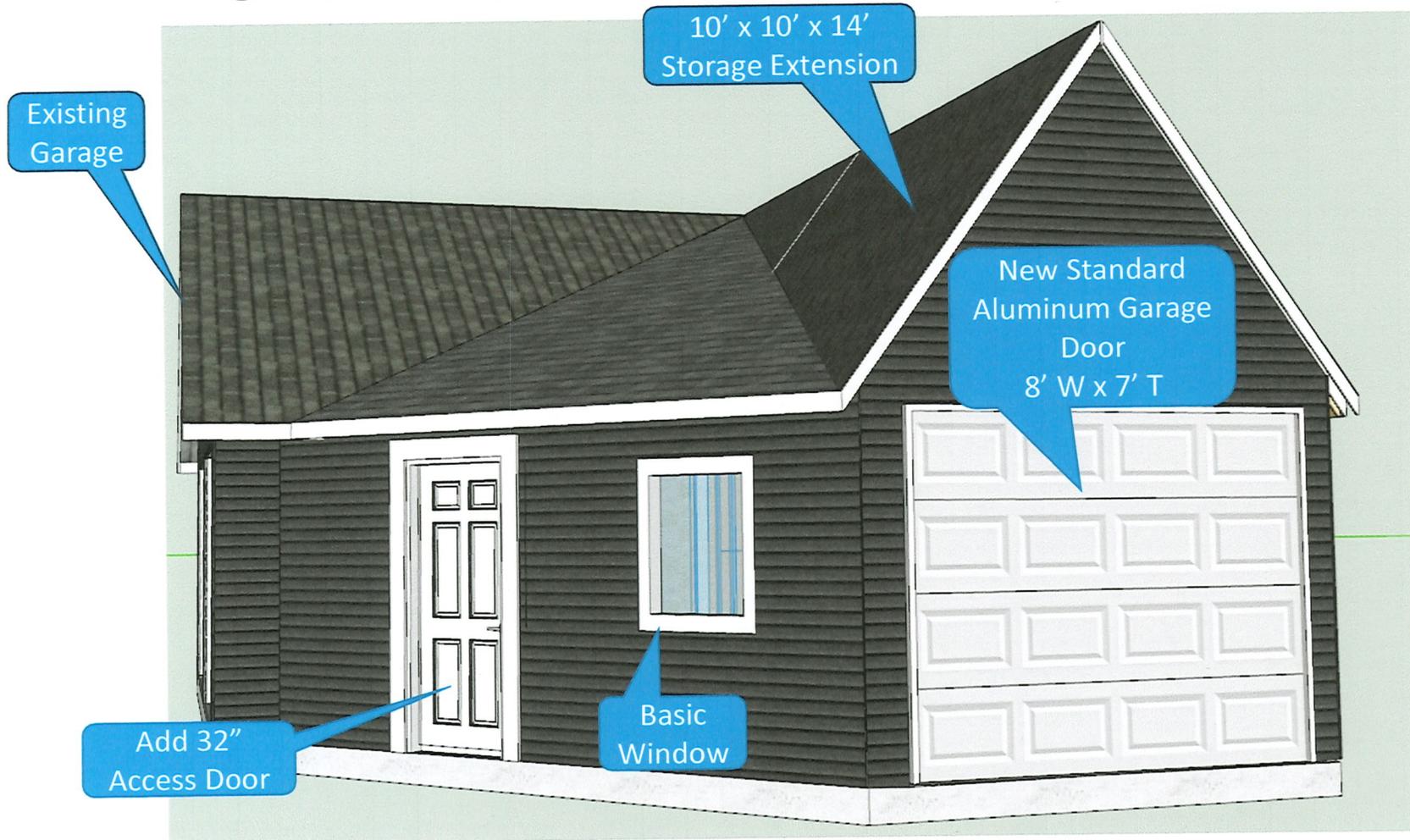
Gregory Garage Extension Project – Left Side View



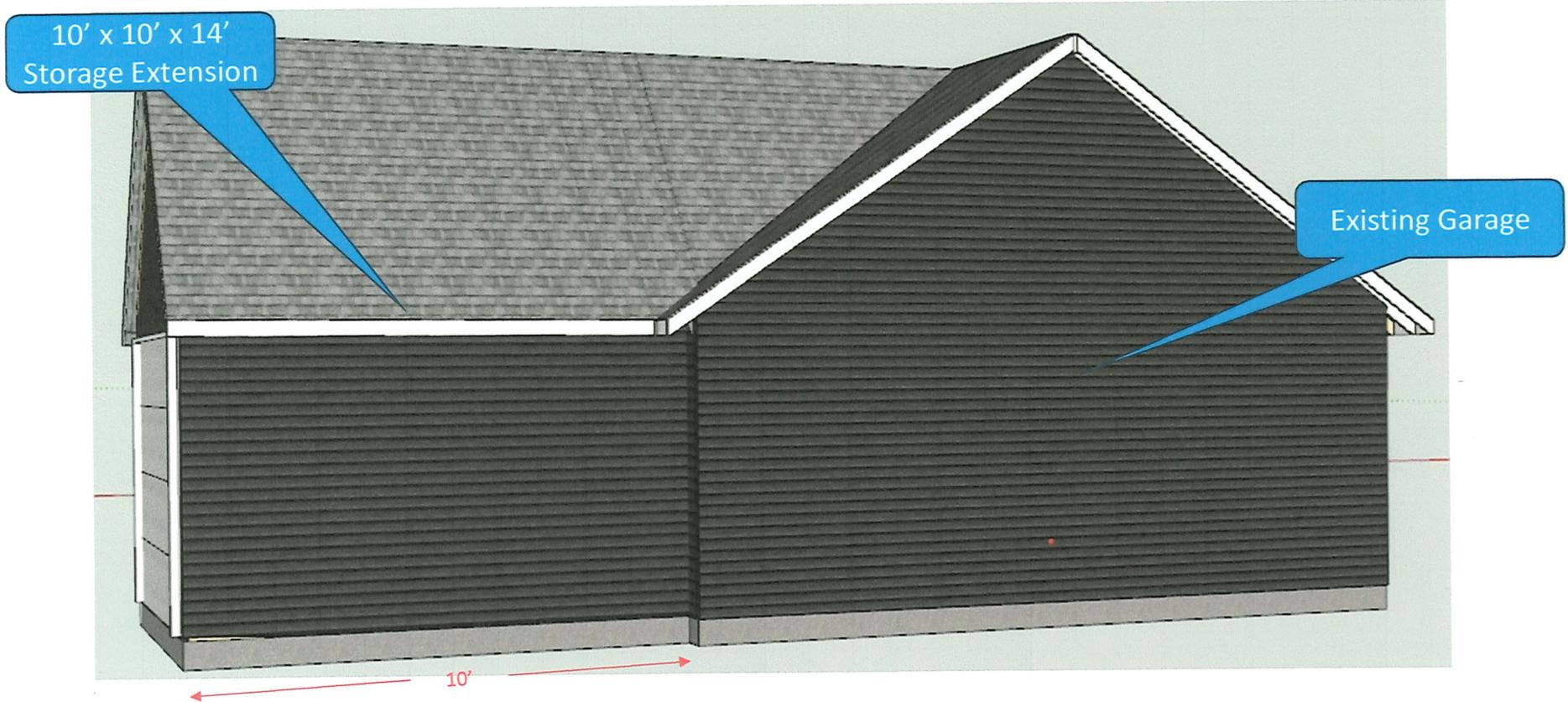
Gregory Garage Extension Project



Gregory Garage Extension Project – Right Side View



Gregory Garage Extension Project - Rear View



Gregory Garage Extension Project – View from Property

The new extension would go here and would not be visible from the road, or from either neighbor



This is the view looking up at the garage from the seawall

Gregory Garage Extension Project – View from Property

The new extension would be on the other side of this garage wall and not visible from the street or from the neighbors



3420 LAKEVIEW DR HIGHLAND MI 48356-2372



0 beds / 1 full baths / 0 half baths / 0 sq ft

Residential Property Profile

11-12-480-001

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) : ALLISON D GREGORY
Postal Address : 3420 LAKEVIEW DR HIGHLAND MI 48356-2372

Location Information

Site Address : 3420 LAKEVIEW DR HIGHLAND MI 48356-2372
PIN : 11-12-480-001 Neighborhood Code : L12
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 12 SUPERVISOR'S PLAT OF SEVEN HARBORS LOT 277 EXC BEG AT SE COR OF LOT 275, TH N 01-05-00 W 58.15 FT, TH N 40-30-00 E 43.02 FT, TH S 16-27-30 W 94.73 FT TO BEG, ALSO EXC BEG AT NE COR OF LOT 360, TH S 41-15-40 E 166.36 FT, TH S 00-29-00 E 39.64 FT, TH N 41-15-40 W 166.35 FT, TH N 01-05-00 W 39.64 FT TO BEG

Most Recent Sale Since 1994

Date : 08/09/2019
Amount : \$500 Liber : 53120:854
Grantee : GREGORY, JONATHAN M
Grantor : GREGORY, JONATHAN M GREGORY, DIANE R
GREGORY, DIANE R GREGORY, ALLISON DIANE

Next Most Recent Sale

Date : 11/21/2011
Amount : \$485,000 Liber : 43715:358
Grantor : LORRAINE SKERSKI TR Grantee : GREGORY, JONATHAN M
LEONARD SKERSKI TR GREGORY, DIANE R

0 beds / 1 full baths / 0 half baths / 0 sq ft

Residential Property Profile

11-12-480-001

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	: \$43,580	State Equalized Value	: \$103,420
Current Assessed Value	: \$103,420	Capped Value	: \$43,580
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	: \$950.16	Summer	: \$976.95
Winter	: \$656.67	Winter	:
Village	:	Village	:

Lot Information

Description	: ROLLING WATERFRONT	Area	: 0.506 ACRES
-------------	----------------------	------	---------------

Primary Structure

Structure	: Bungalow	Living Area	: 0 SQ FT
Ground Floor	: 0 SQ FT	Year Built	: 0
Effective Year	: 2004	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 0
Bedrooms	: 0	Full Baths	: 1
Half Baths	: 0	Fireplaces	: 0
Ext Walls	:	Basement	: NO - SLAB
Garage	: SEPARATE - 2 car (466 SQ FT)	Heat	: Forced Air w/ Ducts
Fuel Type	:	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
--------	--------------	------	-----------

Porch Information

Type	Area
------	------