



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: December 3, 2025
Re: ZBA25-24
3563 Mantua Farms
11-08-400-009
Applicant: Michael Mantua
Owner: Michael Mantua

The subject parcel is zoned R3 – Single Family Residential. The total parcel size is approximately 44.344 acres (~676,068 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 a 9-inch variance from the 48-inch maximum allowable height to 57-inches provided. This request is for the increase in the height of a fence in the front yard.

This request is for a variance from Section 8.09 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 8.09 of the Zoning Ordinance.

Case # 25-24

Hearing Date 12/3/25

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT

NAME: Michael Mantua

ADDRESS: ~~3563 Mantua Farmy~~
2591 Overbrook

PHONE: 248-202-6911

EMAIL: mikerantua

OWNER

NAME: Same

ADDRESS: _____

PHONE: _____

EMAIL: _____

PROPERTY ADDRESS: 3563 Mantua Farmy

ZONING: R-3 PROPERTY TAX ID NO: 11-08-400-009

ORDINANCE SECTIONS BEING APPEALED: Section 8.09, A.2.

VARIANCES REQUESTED: A 9 inch variance from the 48 inch maximum allowable height to 57 inches provided. This request is for an increase in the height of a fence in the required front yard.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: Needed to use property for micro farming and animals

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: _____ DATE: _____

SIGNATURE OF APPLICANT: Michael Mantua DATE: 10-28-2025

Signature of applicant must be notarized.

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

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

APPLICATION FEE: \$275.00
Receipt# 1.064118 Date Paid 10/28/25
Received by: [Signature]

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

To: Charter Township of Highland Zoning Board of Appeals

Address: 205 N John st Highland, MI 48357

Date: 10/23/2025

Subject: Appeal for Variance from Fence Setback Requirement — 3563 Mantua Farms Highland, MI 48357

Dear Members of the Zoning Board of Appeals,

I am writing to formally request a variance from the Highland Township Fence Ordinance regarding the required distance a fence must be set back from the road right-of-way and Fence height 57" post height 54" Top rail
Property Information:

- Owner: Michael Mantua
- Address: 3563 Mantua Farms Highland, MI
- Parcel Number: 10-08-400-009
- Zoning District: R-3

Ordinance in Question:

According to Section 8.09 of the Highland Township Zoning Ordinance, fences ~~must be located at least 75 feet from the road right-of-way.~~ in required front yards must be 48 inches tall or shorter.

Variance Requested:

I am requesting permission to continue my existing fence at a distance of 43' from the edge of the road, at the right-of-way, rather than the required 75 feet and a height of Top rail 54" top of post 57"

Reason for Request:

The unique characteristics of my rural property make strict compliance with the current setback requirement impractical. Specifically:

- The distance from the road eliminates a huge portion of our usable space for crops and animals on Mantua Farms and on Middle Road.
- The fence is intended to contain livestock and protect crops, and the requested location provides both safety and accessibility without obstructing visibility.
- We have an existing fence at this distance at our house 2400 Middle Rd

Hardship and Justification:

The strict application of the setback ordinance presents an unnecessary hardship that does not further the intent of the zoning regulation. The requested variance would not negatively affect road visibility, public safety, or neighboring properties. The fence will be built to maintain a clean and rural appearance consistent with the surrounding area.

Conclusion:

For these reasons, I respectfully request that the Zoning Board grant this variance to allow the fence to be located 43' from the road. I believe this request is reasonable, maintains the rural character of the property, and poses no risk to public welfare. *With the requested height 57" top of post and 54" top of rail.*

Thank you for your time and consideration. I am happy to provide site plans or meet with the Board to answer any questions.

Respectfully submitted,

Michael Mantua

3563 Mantua Farms Highland, MI 48357

248-202-6911

mikemantua@gmail.com

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 unique rural 50 acre parcel with rolling hills

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

No, can use the property as intended with fence in the middle of the yard

- 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 _____



Sec. 8.09. Fences and screening structures.

A. Residential districts.

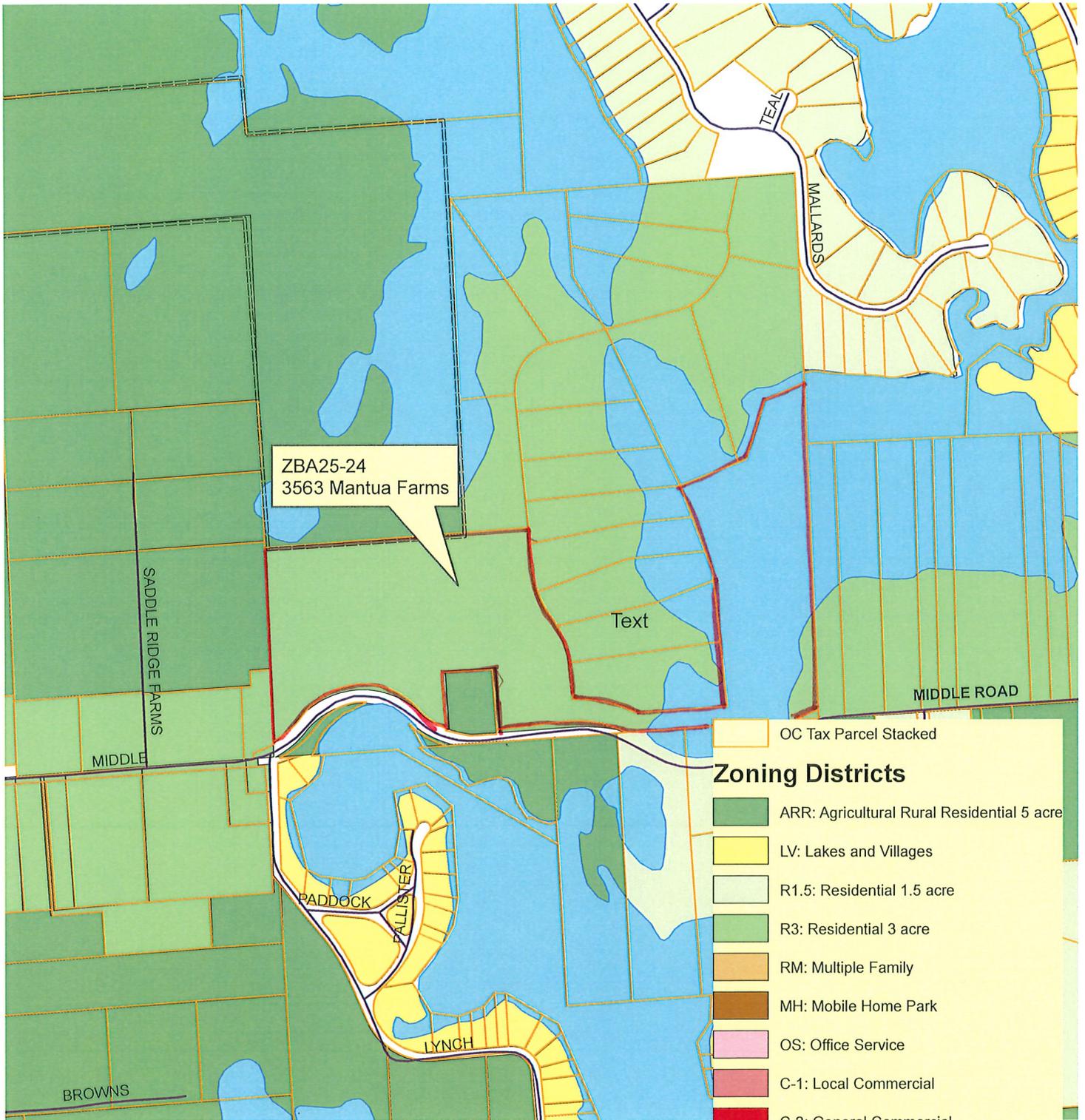
1. No fence or other screening structure shall exceed six (6) feet in height in a side or rear yard.
2. In required front yards, only decorative fences, forty-eight (48) inches or shorter, shall be permitted.
3. On lakefront lots, fences and other screening structures which are located between the main building and the ordinary high water mark shall be open air type with no more than twenty percent (20%) opacity, and shall have a ten (10) foot setback from the ordinary high water mark.
4. Fences or other screening structures shall consist of materials commonly used in conventional construction, including, but not limited to wood, metal, vinyl, masonry brick or natural stone. If one side of the fence or other screening structure has a more finished appearance than the other, then the side with the more finished appearance shall face the exterior of the parcel.
5. Fences or other screening structures shall be maintained in good condition. Rotten or broken components shall be replaced, repaired, or removed.
6. Barbed wire or other similar fences shall not be permitted.
7. Above-ground single-strand wire or braided-wire fences, whether charged with low-voltage electricity or non-charged, are permitted for the enclosures of livestock only.
 - a. If the livestock is removed, any electric fencing must be disabled or removed.
 - b. All single-strand wire or braided wire fences must provide for enhanced visibility by one of the following means:
 1. Minimum three (3) inch solid top rail;
 2. Brightly colored ribbon installed alongside the wire;
 3. Reflectors or florescent tape affixed along the wire at a minimum spacing of eight (8) feet.
8. Invisible fences for all animals are permitted.
9. Reserved.
10. Wire panel fences or rolled wire grid may be installed wherever fencing is typically allowed, with the exception of required front yards.

B. Non-residential districts.

1. Fences shall be permitted in the rear or side yard of non-residential districts and shall not extend in front of the principal building.
2. Height shall not exceed eight (8) feet in height.
3. Fences or other screening structures shall consist of materials commonly used in conventional construction, including, but not limited to wood, metal, vinyl, masonry brick or natural stone. If, because of the design or construction, one side of the fence or other screening structure has a more finished appearance than the other, the side of the fence or other screening structure with the more finished appearance shall face the exterior of the lot.

(Ord. No. Z-010, § 3, 10-11-2017)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ZBA25-24
3563 Mantua Farms

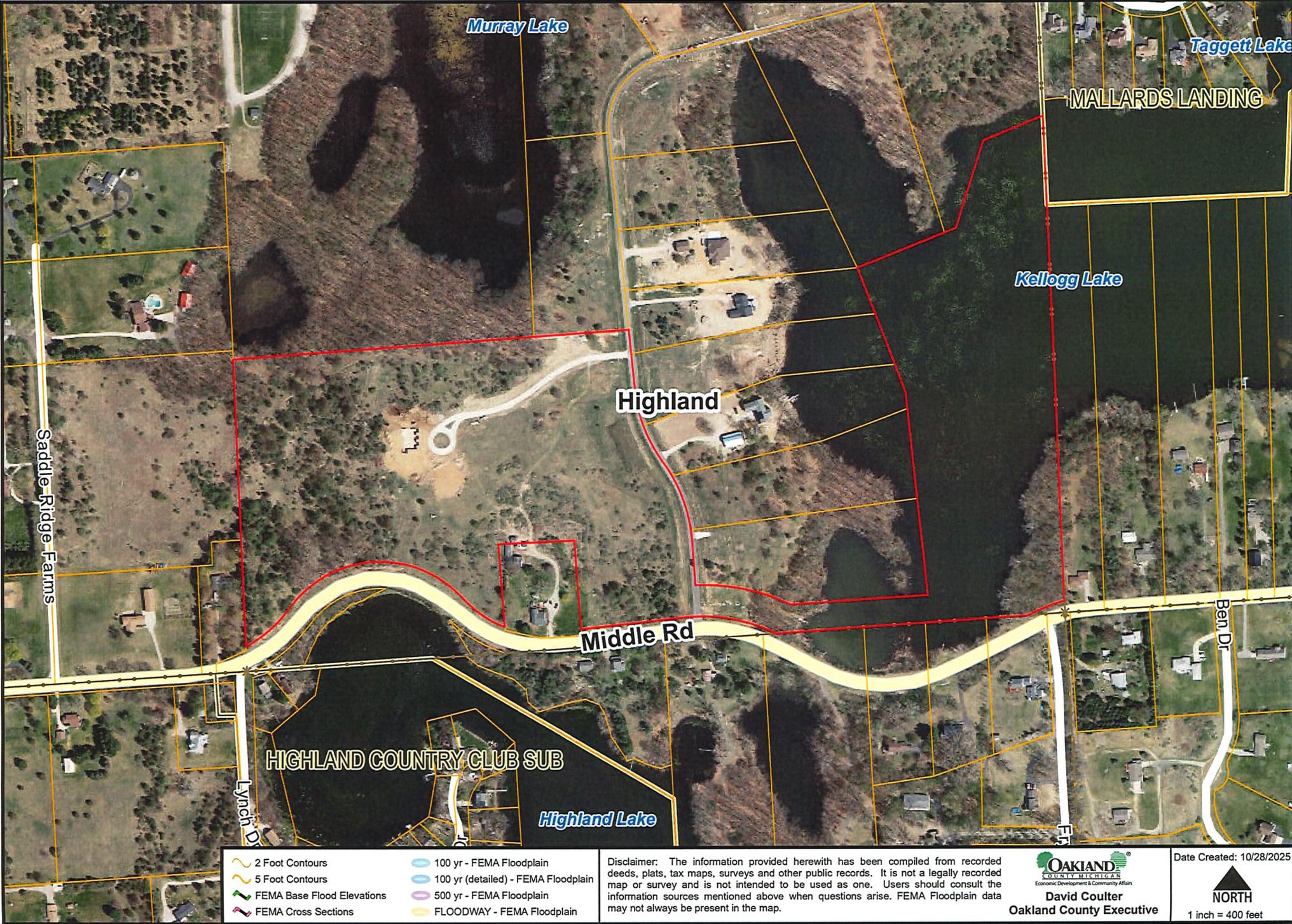
Text

- 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

3563 Mantua Farm



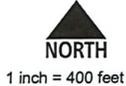
- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

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 in the map.

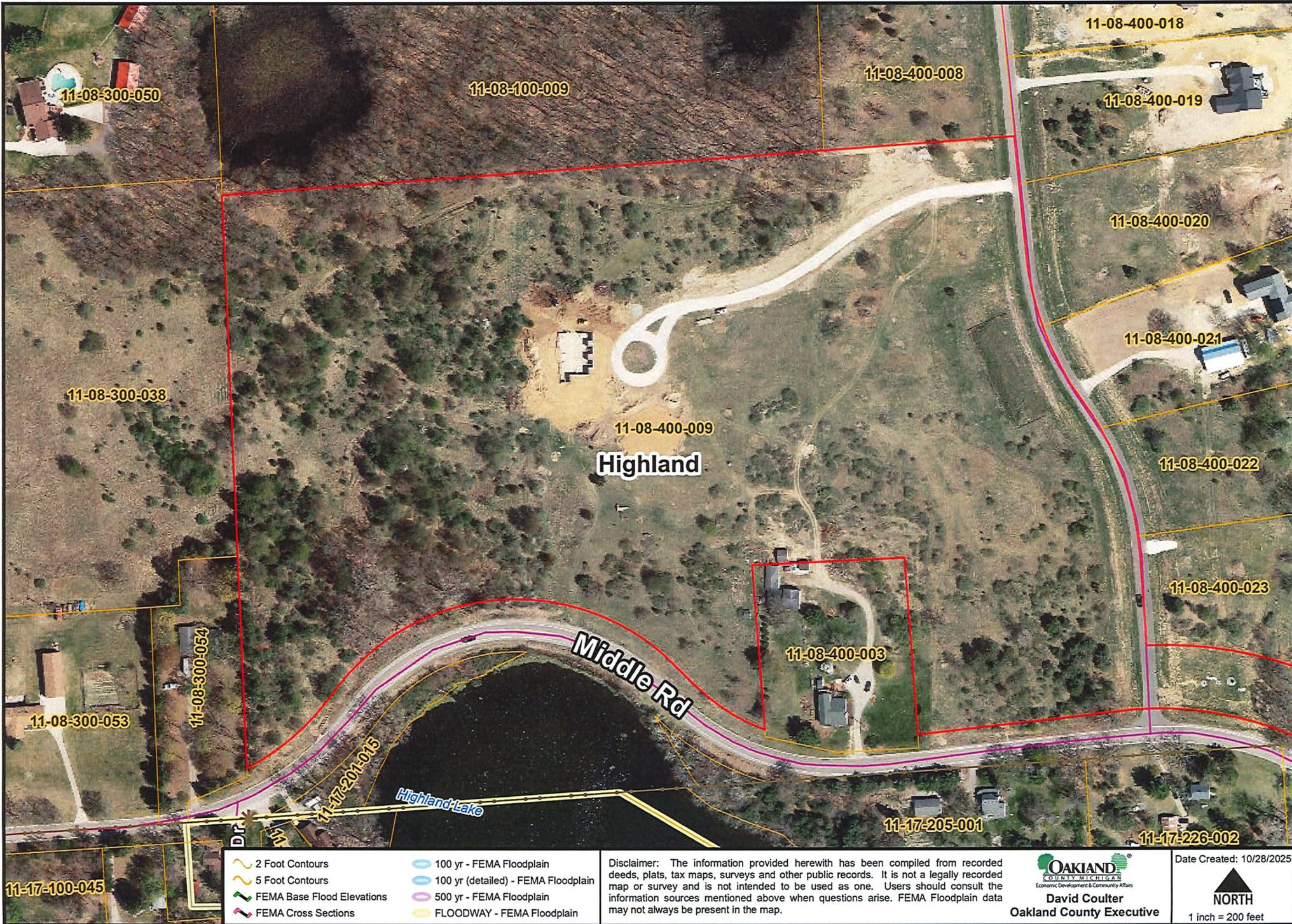


David Coulter
Oakland County Executive

Date Created: 10/28/2025



3563 Mantua Farm



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 in the map.



David Coulter
Oakland County Executive

Date Created: 10/28/2025



- Proposed 54" tall 4 rail Fence
- Property lines



3563 Mantua Farms

3563 Mantua Farms
Highland MI 48357

View: Front

Structure: Primary

Photo Date: 11/07/2024



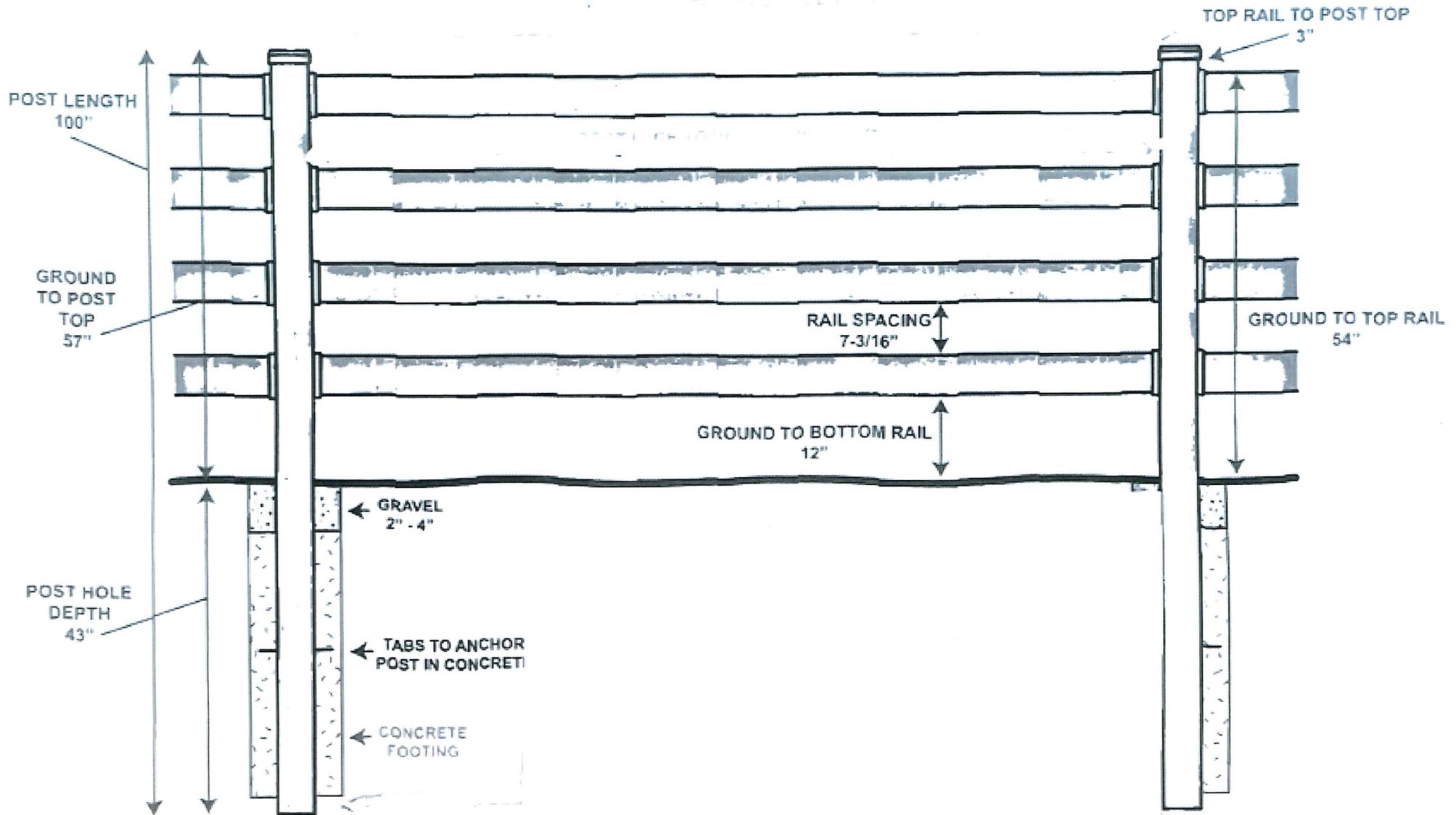
View: Front

Structure: Primary

Photo Date: 04/04/2013



4 RAIL STEEL BOARD FENCE DIMENSIONS





Michael Mantua, Mantua Properties LLC 1 (248) 202-6911
2591 Overbrook Highland, MI 48357 www.mantuafarm.com

Notice of Intent to Install a Fence

Date: 10/23/2025

Dear Neighbor,

I am writing to inform you of our request for a variance with Highland Township to install a new fence at our property located at 3563 Mantua Farms that will be 43 feet from the edge of the road. This is closer to the road than current Highland Township ordinances allow. The proposed fence will be a black 4 rail steel horse fence and will run along Mantua Farms and down Middle Rd surrounding our parcel. Top of trail will 54" and top of post 57" which is higher than the 48" Township ordinance.

The purpose of this fence is to provide an area for personal use micro farming allowable per our Mantua Farms HOA guidelines and compliant with Highland Township ordinances. It will also secure our area for our children and dogs to play, enhance the privacy of our unique 50 acre property, and improve our home's and communities curb appeal.

The construction will be carried out by a licensed contractor and is scheduled to begin on or after we obtain a variance request from Highland Township. We will ensure the project causes minimal disruption. I have attached a drawing showing the precise location and design of the fence.

I am seeking your consent to move forward with this project. By signing below, you acknowledge that you have been notified and have no objection to the proposed fence installation.

If you have any questions or concerns, please do not hesitate to contact me at 248-202-6911 or mikemantua@gmail.com.

Thank you for your cooperation and understanding.

Sincerely,

Michael Mantua

Neighbors

I, the undersigned, am the legal owner of the property at the address listed next to my signature. I have reviewed the proposed fence installation plan for 3563 Mantua Farms and have no objection.

Name	Address	Signature	Date
Rick Clark	2265 Middle	Rick Clark	10-23-25
SCOTT COLLINS	2311 MIDDLE	Scott Collins	10-23-25
Kristin Palermo	3248 Mantua Farms	Kristin Palermo	10-23-25
Janemarie Coleman	3280 Mantua Farms	Janison Coleman	10-23-25
John Hocking	3182 Mantua Farms	John Hocking	10-24-25

KELLY FEDELE 3364 MANTUA FARMS Kelly Fedele 10-25-2025

beds / full baths / half baths / sq ft

Residential Property Profile

11-08-400-009

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) : MICHAEL MANTUA & JILLIAN MANTUA
 Postal Address : 2591 OVERBROOK HIGHLAND MI 48357-4234

Location Information

Site Address : 3563 MANTUA FARMS HIGHLAND MI 48357
 PIN : 11-08-400-009 Neighborhood Code : LKN
 Municipality : Charter Township of Highland
 School District : 63220 HURON VALLEY SCHOOLS
 Class Code : 402 Residential - Vacant

Property Description

T3N, R7E, SEC 8 PART OF SE 1/4 BEG AT PT DIST N 01-01-29 E 82.95 FT FROM S 1/4 COR, TH N 01-01-29 E 951.22 FT, TH N 89-09-04 E 1303.19 FT, TH S 02-10-15 E 195.56 FT, TH ALG CURVE TO LEFT, RAD 500 FT, CHORD BEARS S 17-22-12 E 262.17 FT, DIST OF 265.27 FT, TH ALG CURVE TO RIGHT, RAD 500 FT, CHORD BEARS S 16-39-03 E 274.26 FT, DIST OF 277.82 FT, TH S 00-43-58 E 147.50 FT, TH ALG CURVE TO RIGHT, RAD 641.18 FT, CHORD BEARS S 74-51-53 E 318.96 FT, DIST OF 322.34 FT, TH N 89-32-58 E 50 FT TO TRAV PT 'A', TH N 89-32-58 E 400.17 FT, TH N 02-39-22 W 673.54 FT, TH N 17-21-02 W 442.42 FT, TH N 71-36-18 E 347.60 FT, TH N 20-34-35 E 303.91 FT, TH N 70-40-49 E 213.27 FT TO PT ON WATERS EDGE OF KELLOGG LAKE LOC S 00-59-43 W 136.88 FT FROM TRAV PT 'M', TH S 00-59-43 W 1114.73 FT, TH S 00-59-43 W 492.46 FT, TH ALG CURVE TO LEFT, RAD 552.29 FT, CHORD BEARS S 72-36-20 W 104.99 FT, DIST OF 105.15 FT, TH S 67-09-05 W 24.33 FT, TH S 89-20-10 W 812.05 FT, TH ALG CURVE TO LEFT, RAD 541.22 FT, CHORD BEARS N 76-06-41 W 317.91 FT, DIST OF 322.67 FT, TH S 86-48-33 W 335.40 FT, TH N 00-43-43 W 294.65 FT, TH S 89-10-14 W 249.93 FT, TH S 00-43-43 E 273.20 FT, TH ALG CURVE TO RIGHT, RAD 335.69 FT, CHORD BEARS N 55-59-38 W 140.55 FT, DIST OF 141.60 FT, TH N 43-54-35 W 68.25 FT, TH ALG CURVE TO LEFT, RAD 365.79 FT, CHORD BEARS S 88-33-23 W 539.67 FT, DIST OF 606.94 FT, TH S 41-01-21 W 29.40 FT, TH ALG CURVE TO RIGHT, RAD 415.37 FT, CHORD BEARS S 53-11-23 W 175.09 FT, DIST OF 176.41 FT TO BEG 44.34 A 5-15-23 FR 004

Split/Combination Information

Added Status : Added Parcel
 Added Date : 01/25/2024 Added From : FROM 1108400004

Most Recent Sale Since 1994

Date : 05/23/2025
 Amount : \$1 Liber : 60403:465
 Grantor : MANTUA PROPERTIES Grantee : MANTUA, MICHAEL
 Grantor : MANTUA PROPERTIES Grantee : MANTUA, JILLIAN

3563 MANTUA FARMS HIGHLAND MI 48357



beds / full baths / half baths / sq ft

Residential Property Profile

11-08-400-009

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	: \$135,550	State Equalized Value	: \$135,550
Current Assessed Value	: \$135,550	Capped Value	: \$136,999
Effective Date For Taxes	: 07/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 0%	Winter Principal Residence Exemption Percent	: 0%
2024 Taxes		2025 Taxes	
Summer	: \$5,378.79	Summer	: \$5,440.78
Winter	: \$1,378.69	Winter	:
Village	:	Village	:

Lot Information

Description	:	Area	: 44.344 ACRES
-------------	---	------	----------------