



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: May 6, 2026
Re: ZBA26-06
2280 Harvey Lake Rd
11-14-302-001
Applicant: Dylan Lewton
Owner: Dylan Lewton

The subject parcel is zoned R1.5 – Single Family Residential 1.5 Acres. The total parcel size is approximately 1.3 acres.

The required setbacks for this parcel are as follows:

- Front yard (from road right-of-way NOT edge of road): 50 ft (E. Wardlow Rd)
- Front yard (from road right-of-way NOT edge of road): 100 ft (Harvey Lake Rd)
- Ordinary High-water mark: 65 ft
- Side yards: 30 ft (South) / 30 ft (East)
- From septic tank and field: 10 ft
- From well: 3 ft
- From overhead utilities: 15 ft

This variance request is for a 19.1-foot variance from the required 50-foot north front yard setback to 30.9-feet provided for the construction of a covered porch. This request is for a variance from Section 4.15 Table 4.1 Schedule of Regulations of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan, floor plans, and elevations. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Zoning Ordinance Sec. 4.15 Table 4.1.



205 N. JOHN ST, HIGHLAND MI 48357
(248) 887-3791 ext. 2

ZONING BOARD OF APPEALS

APPLICATION FOR APPEAL

Hearing Date: May 6, 2026

Case Number: 26-06

Fee: \$ 325.00

Date Applied: 3/5/26

APPLICANT NAME: Dylan Lewton

PROPERTY OWNER NAME (if different): same

TYPE OF APPEAL

DIMENSIONAL VARIANCE? **Y** **N** ADMINISTRATIVE REVIEW? **Y** **N** Z.O. INTERPRETATION? **Y** **N**

ORDINANCE SECTION(S) BEING APPEALED: _____

PROPERTY ADDRESS: 2280 Harvey Lake Rd. Highland, Michigan ZIP: 48356

ZONING DISTRICT: R1.5 PARCEL ID NUMBER: 11-14-302-001

DIMENSIONAL VARIANCE(S) BEING REQUESTED: _____
19.1ft variance for the 50ft setback on Wardlow Rd. to 30.9ft

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

1. Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics? _____
The house on the property was constructed in 1930 and therefore does not meet the current zoning guidelines. The attached survey shows that most of house does not meet the setbacks from Harvey Lake and Wardlow roads. Therefore any additions to the current house, including a deck, need a variance. There is no place the deck can be built that makes it useful to enter and exit house, meets the zoning requirements and doesn't interfere with all utilities.

2. Can the project be redesigned to meet zoning requirements without the need for a variance? Yes **No**

3. Is the reason for a variance request of a personal nature? (for example: financial impact, convenience, physical and/or mental characteristics of the household members, etc.) Yes **No**

4. Has the difficulty been created by the current or previous property owner? Yes **No**

5. Will the proposal be harmful or alter the essential character of the area/neighborhood? Yes **No**

6. Will the proposed variance be the minimum necessary? **Yes** **No**

Sec. 4.15. Schedule of Regulations.

TABLE 4.1. SCHEDULE OF REGULATIONS

Zoning District	Minimum Lot Size		Maximum Building Height (B)		Minimum Yard Setback (C, D, E, P, R, S)					Max. Lot Coverage	Min. Floor Area per Dwelling Unit
	Area	Lot width	Stories	Feet	Front	Least Side	Total Side	Rear	Ordinary High Water Mark	Percent	Square Feet
ARR Q	5 acres (L)	330 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft. (R)	65 ft.	10%	1,000 (750 first floor)
R-3	3 acres (L)	200 ft.	2	28 (A)	75 ft. (G)	40 ft.	80 ft.	100 ft. (R)	65 ft.	10%	1,000 (750 first floor)
R-1.5	65,000 sq. ft. (M)	150 ft.	2	28 (A)	50 ft. (G)	30 ft.	60 ft.	50 ft.	65 ft.	15%	1,000 (750 first floor)
LV (H)	---	---	---	---	---	---	---	---	65 ft.	---	---
RM (I)	---	---	---	---	---	---	---	---	65 ft.	---	---
MH (J)	---	---	---	---	---	---	---	---	65 ft.	---	---
OS	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-1	30,000 sq. ft. (N)	120 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-2	30,000 sq. ft. (N)	150 ft.	2	25	80 ft. (F)	20 ft.	50 ft.	50 ft.	65 ft.	30%	N/A
C-3	30,000 sq. ft. ^N	150 ft.	2	25	80 ft. ^F	20 ft. ^S	50 ft. ^{S,T}	50 ft. ^{S,T}	65 ft.	varies ^U	N/A
HS (K)	---	---	---	---	---	---	---	---	65 ft.	---	---
TR (O)	30,000 sq. ft. (N)	150 ft.	2	30	40 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A

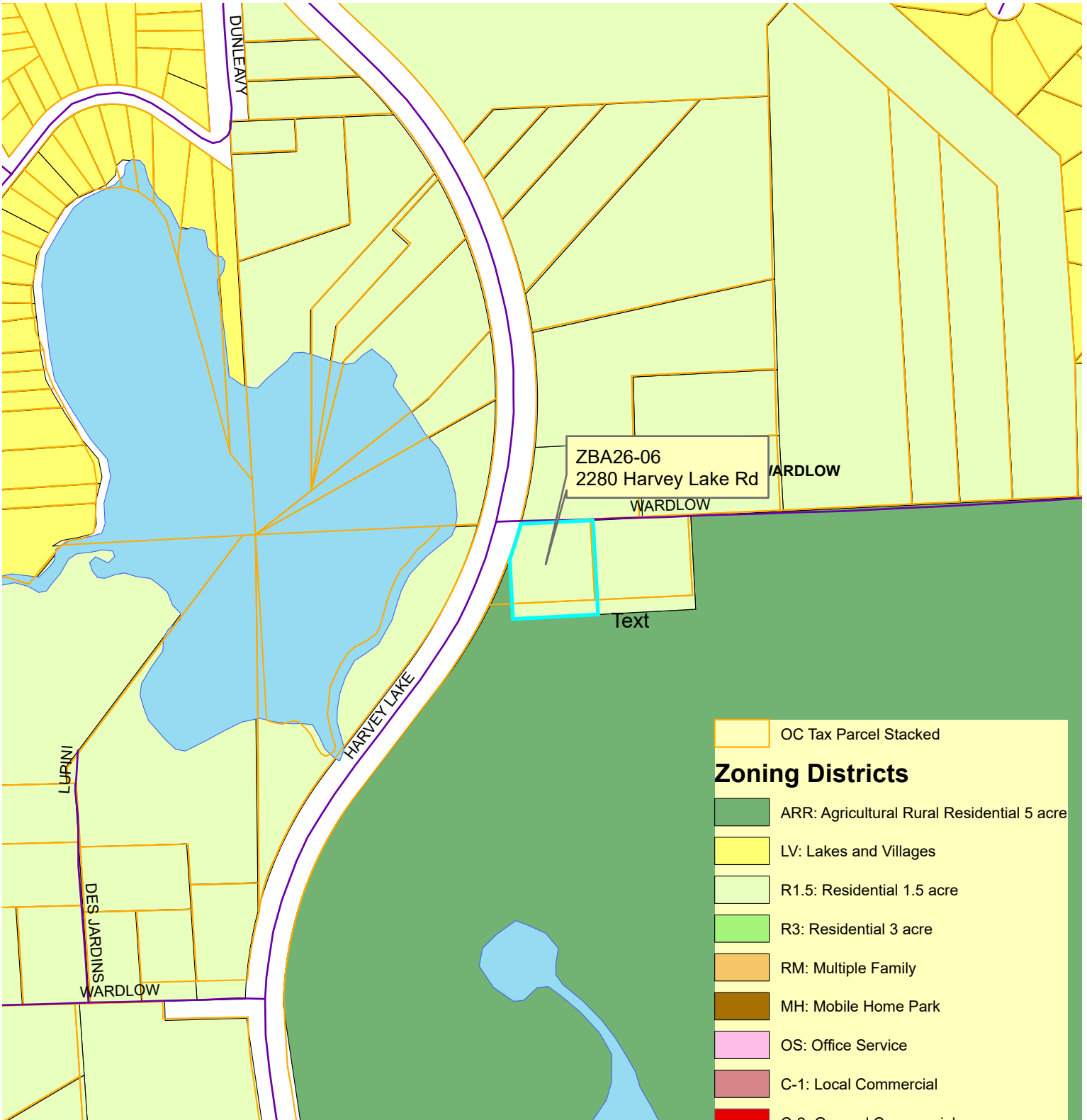
IM (O)	30,000 sq. ft. (N)	150 ft.	2	30	75 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A
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- A. For residential principal and accessory structures, the structure shall be designed so that firefighters can access the roof at multiple locations by means of a standard fire ladder.
- B. For non-residential accessory structures, the maximum building height shall be subject to the same height requirement as a principal structure.
- C. Non-residential accessory buildings, structures and uses shall be subject to the same setback requirements as a principal building structure, or use. A non-residential accessory building, structure or use shall not occupy more than twenty-five percent (25%) of the total gross floor area of the principal building in which it serves, except that the Technology and Research District shall be limited to fifteen percent (15%).
- D. Septic systems in all districts are subject only to the setbacks established by the Oakland County Health Division.
- E. Any structure, yard, pen, or other area where farm animals are kept must be setback fifty (50) feet from any residential building or structure on the same lot and fifty (50) feet from any building or structure on an adjacent lot. Animal owners are liable for damage their animals may inflict on neighboring properties, and are advised to maintain a suitable setback from the property line, considering the behavior of their animals and the nature of the adjoining properties.
- F. For parcels fronting on M-59, a minimum setback of one hundred (100) feet shall be required.
- G. For lots fronting major thoroughfares, the front yard setback shall be increased by fifty (50) feet.
- H. Refer to Section 9.02 for Lake and Village Residential District regulation.
- I. Refer to Section 9.03 for Multiple-family Residential regulations.
- J. Refer to Section 9.04 for Manufactured Home Park District regulations.
- K. Refer to Section 9.05 for Highland Station District regulations.
- L. Minimum buildable area shall be 2 acres. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.
- M. Minimum lot size and buildable area shall be 65,000 square feet. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.
- N. Minimum lot size and buildable area shall be 30,000 square feet. The buildable area shall be of such configuration to permit construction of the principal structure, septic system and reserve septic system.
- O. Refer to Section 9.06 for additional regulations for the Technology and Research District and the Industrial Manufacturing District.

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- P. Corner and through lots have two front yards. The two remaining yards are considered side yards. Corner lots will have a rear yard if the parcel is large enough to be divided.
 - Q. Refer to Section 10.13 for Yard Setback Exceptions relative to temporary Farm Market Structures.
 - R. For accessory buildings and structures in the ARR and R-3 Zoning District, the rear yard setback shall be fifty (50) feet.
 - S. Side and rear setbacks shall be doubled along lot lines adjacent to residentially zoned and used properties.
 - T. A minimum twenty-five (25) foot landscape buffer is required along lot lines adjacent to residentially zoned and used properties. No outdoor activities are permitted in this space.
 - U. Maximum lot coverage shall not exceed thirty (30) percent except that the aggregate of greenhouses and self-storage may cover forty (40) percent of the lot, provided no single building exceeds five thousand (5,000) square feet.

(Ord. No. Z-006, § 1, 10-14-2015; Ord. No. Z-013, § 1, 10-9-2019; Ord. No. Z-029, § 1, 9-11-2023)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010

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





2280 Harvey Lake Rd



Highland


E Wardlow Rd

Harvey Lake Rd

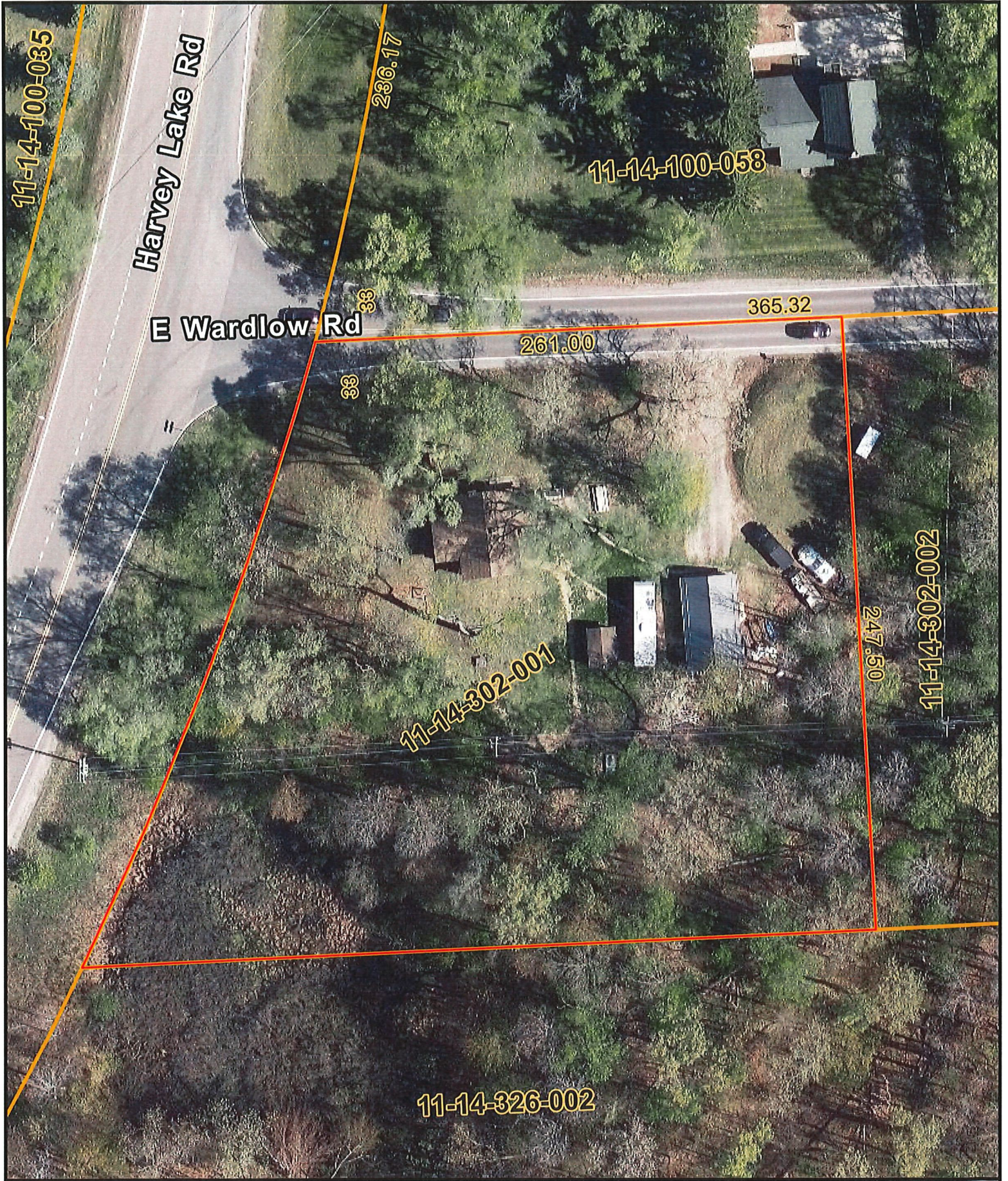
-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain





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


David Coulter
 Oakland County Executive

Date Created: 3/9/2026

 NORTH
 1 inch = 200 feet

2280 Harvey Lake Rd



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

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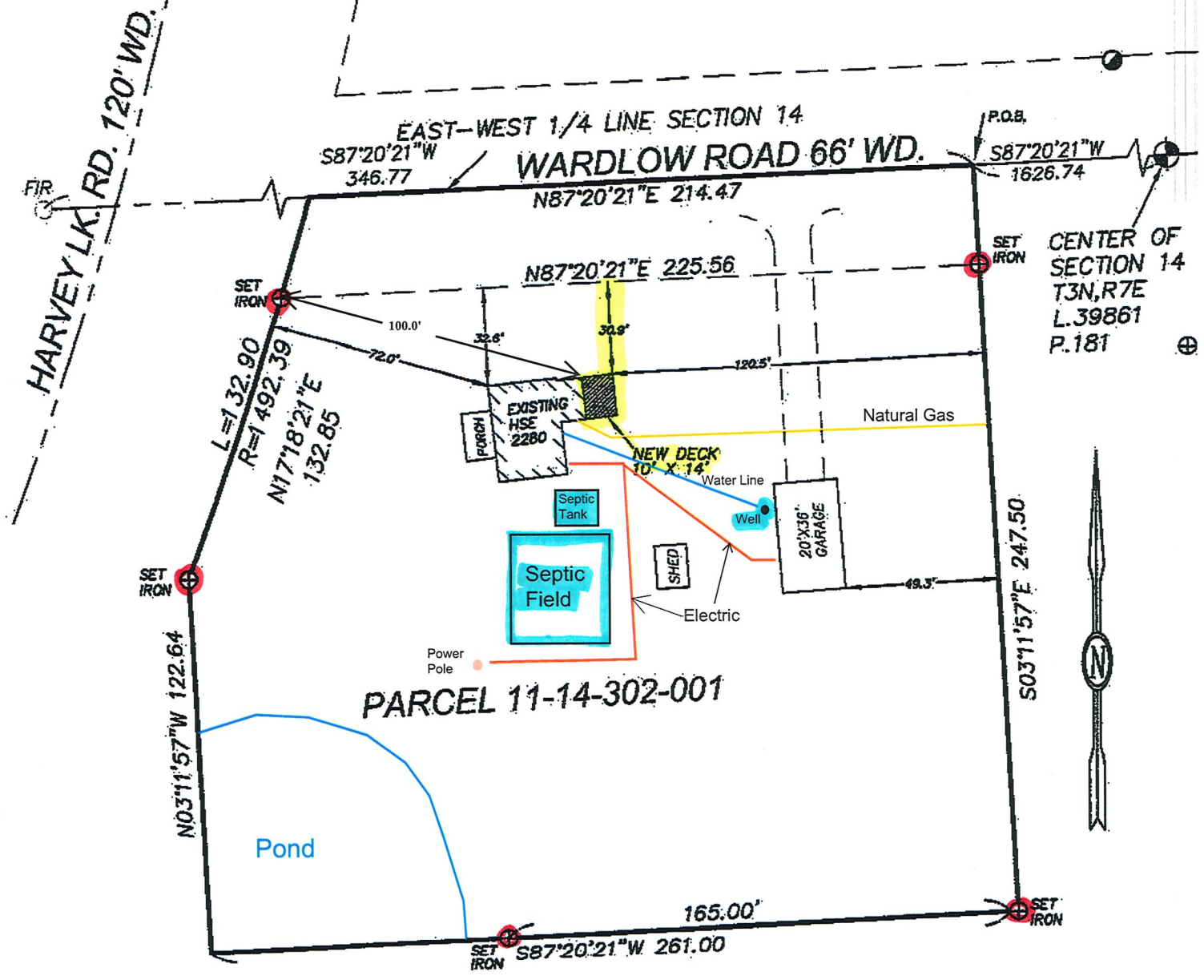


David Coulter
Oakland County Executive

Date Created: 3/9/2026



1 inch = 50 feet

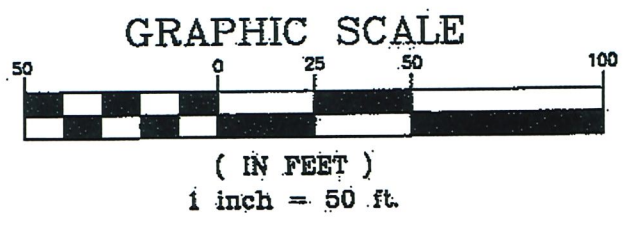


DESCRIPTION FOR PARCEL 11-14-302-001

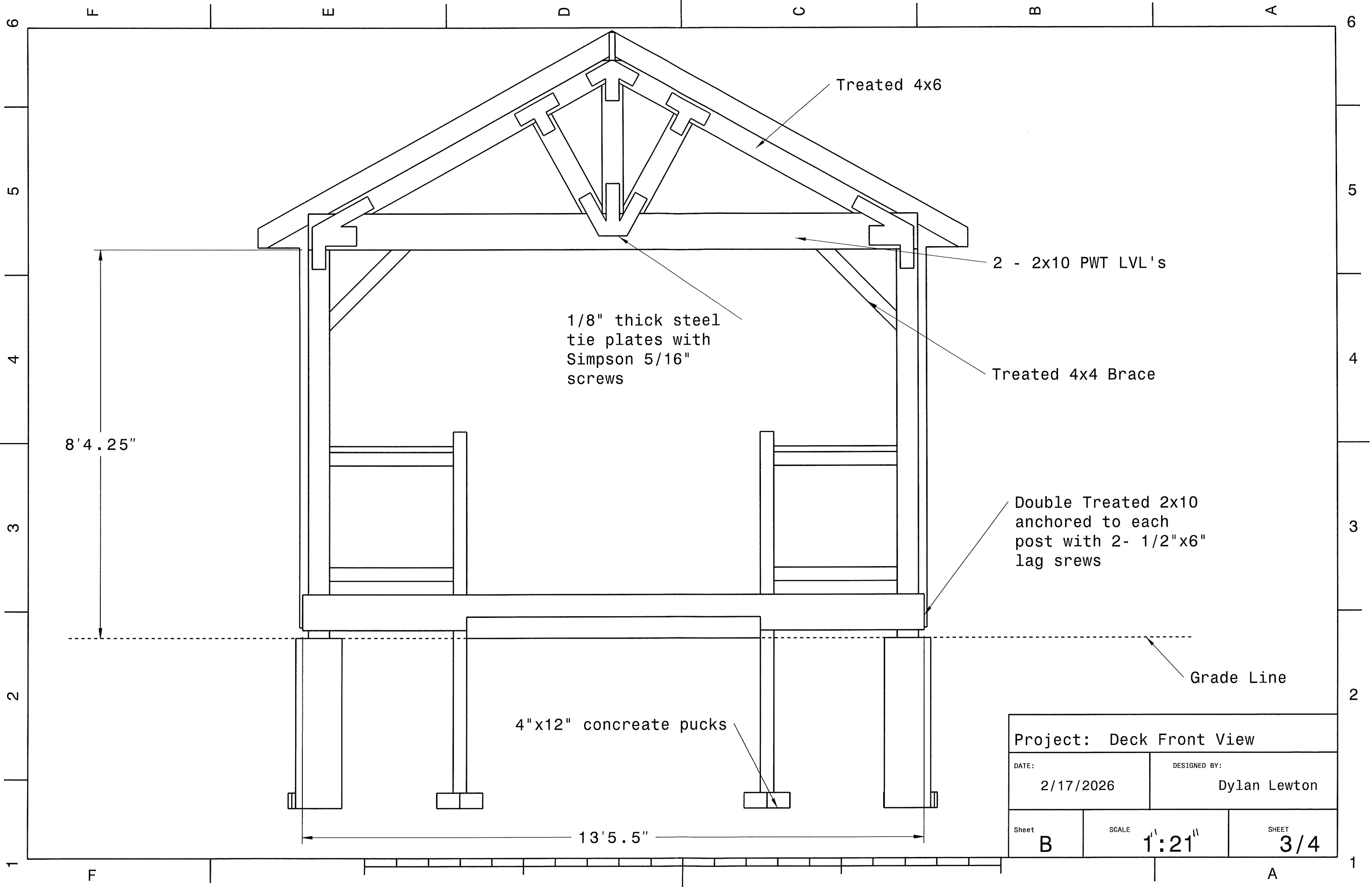
PART OF THE SOUTHWEST 1/4 OF SECTION 14, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 14, BEING THE CENTERLINE OF WARDLOW ROAD, S87°20'21" W, 1626.74 FEET FROM THE CENTER OF SECTION 14; THENCE S 03°11'57" E, 247.50 FEET; THENCE S 87°20'21" W, 261.00 FEET; THENCE N 03°11'57" W, 122.64 FEET TO A POINT ON A CURVE ON THE EAST RIGHT-OF-WAY LINE OF HARVEY LAKE ROAD, 120 FEET WIDE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 132.90 FEET TO THE CENTERLINE OF WARDLOW ROAD, 66 FEET WIDE, SAID CURVE HAVING A RADIUS OF 1492.39 FEET, A CENTRAL ANGLE OF 05°06'08", AND A CHORD BEARING AND DISTANCE OF N 17°18'21" E, 132.85 FEET; THENCE N 87°20'21" E, 214.47 FEET ALONG THE CENTERLINE OF WARDLOW ROAD AND THE EAST-WEST 1/4 LINE OF SAID SECTION 14 TO THE POINT OF BEGINNING. CONTAINING 1.42 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF WARDLOW ROAD.



Joseph Carl Kapeiczak



Scale: 1"=50' Date: 1/5/26 Job No.: 11224 Sh. No.: 1 OF 1	2280 HARVEY LK. RD. HIGHLAND TWP. OAKLAND CO. MICHIGAN	NEW DECK AS-BUILT PARCEL 11-14-302-001	TRI-COUNTY SURVEYING, INC. 8615 RICHARDSON RD COMMERCE TWP., MICHIGAN 48390 248-939-2049
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8' 4.25"

4"x12" concrete pucks

13' 5.5"

Treated 4x6

2 - 2x10 PWT LVL's

Treated 4x4 Brace

Double Treated 2x10
anchored to each
post with 2- 1/2"x6"
lag screws

Grade Line

1/8" thick steel
tie plates with
Simpson 5/16"
screws

Project: Deck Front View

DATE:
2/17/2026

DESIGNED BY:
Dylan Lewton

Sheet
B

SCALE
1":21"

SHEET
3/4

F

E

D

C

B

A

6

5

4

3

2

1

6

5

4

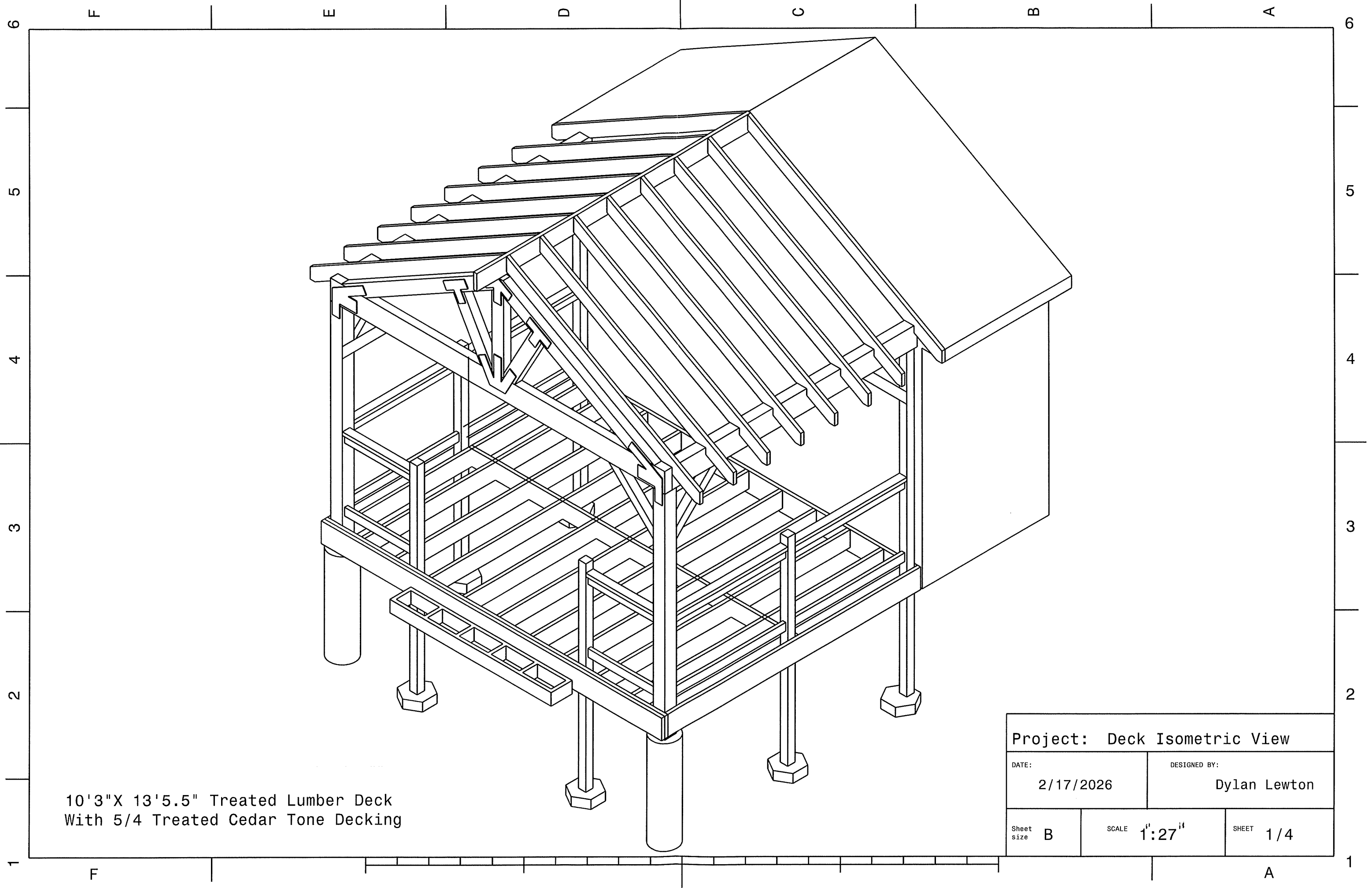
3

2

1

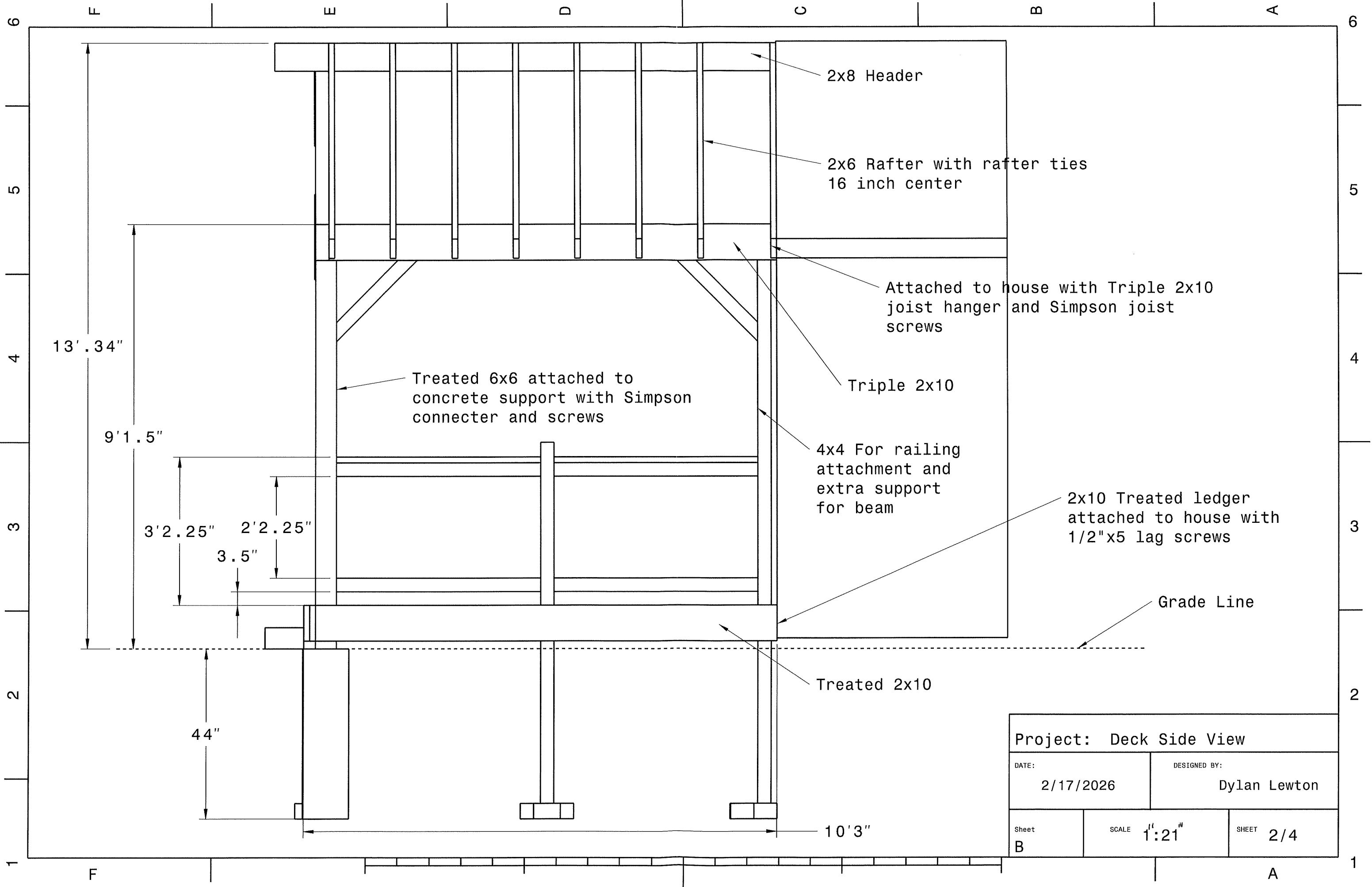
F

A



10'3"X 13'5.5" Treated Lumber Deck
 With 5/4 Treated Cedar Tone Decking

Project: Deck Isometric View		
DATE: 2/17/2026	DESIGNED BY: Dylan Lewton	
Sheet size B	SCALE 1':27"	SHEET 1/4



2x8 Header

2x6 Rafter with rafter ties
16 inch center

Attached to house with Triple 2x10
joist hanger and Simpson joist
screws

Triple 2x10

4x4 For railing
attachment and
extra support
for beam

2x10 Treated ledger
attached to house with
1/2"x5 lag screws

Grade Line

Treated 2x10

13' .34"

9'1.5"

3'2.25"

3.5"

2'2.25"

44"

10'3"

Project: Deck Side View

DATE:
2/17/2026

DESIGNED BY:
Dylan Lewton

Sheet
B

SCALE 1":21"

SHEET 2/4

F

E

D

C

B

A

6

5

4

3

2

1

6

5

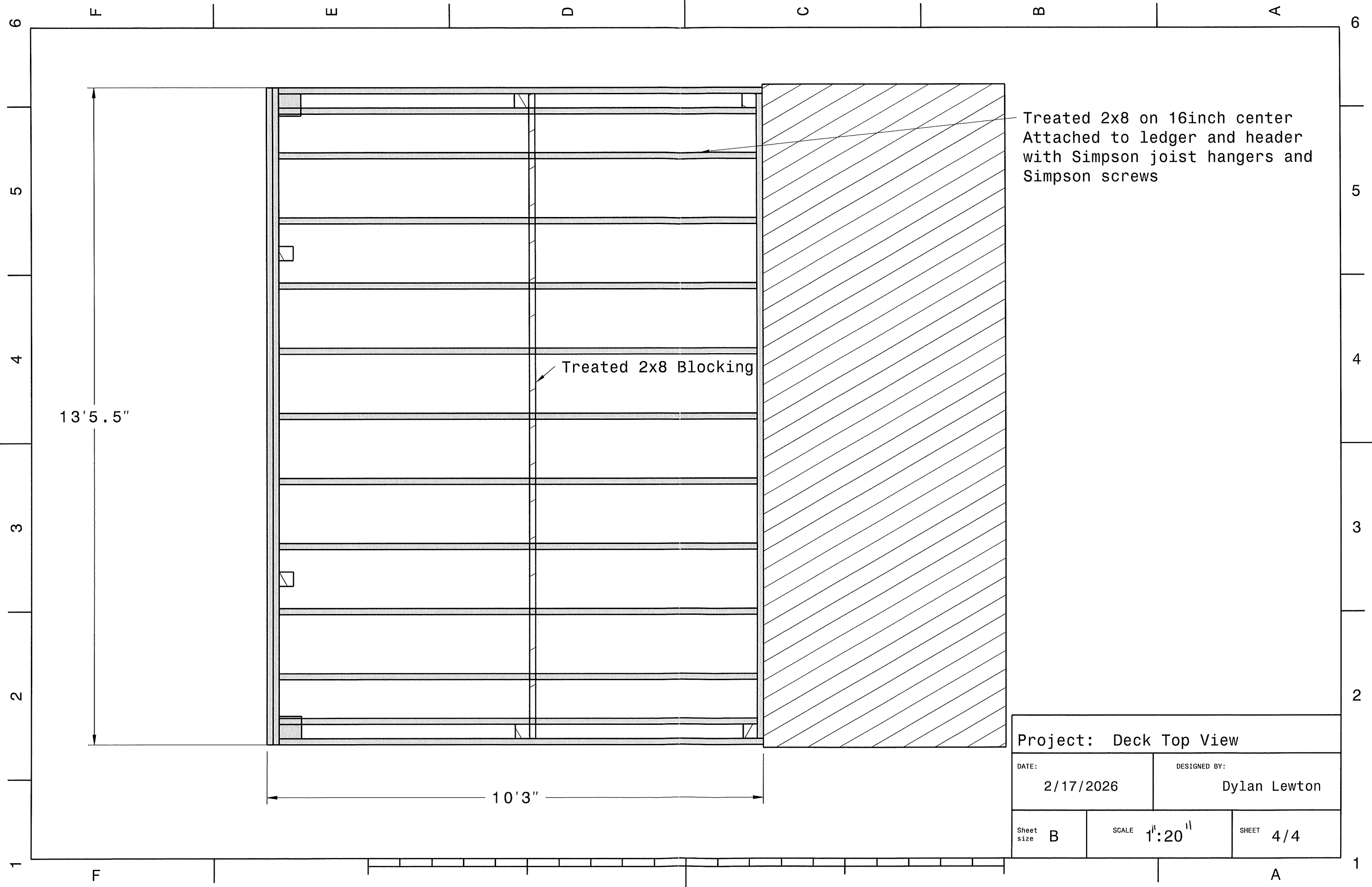
4

3

2

1

A



Treated 2x8 on 16inch center
Attached to ledger and header
with Simpson joist hangers and
Simpson screws

Treated 2x8 Blocking

13'5.5"

10'3"

Project: Deck Top View		
DATE: 2/17/2026	DESIGNED BY: Dylan Lewton	
Sheet size B	SCALE 1"=20'	SHEET 4/4

F E D C B A

6

6

5

5

4

4

3

3

2

2

1

1

F A

2280 Harvey Lk Rd/Highland

From Rhodes Jr, Frankie Edgar <rhodesf@oakgov.com>

Date Thu 3/26/2026 11:07 AM

To Samantha George <georges@highlandtwp.org>

Cc Kari Littlebear <littlebear@highlandtwp.org>

 2 attachments (1 MB)

Septic Permit 2280 Harvey Lk Rd Highland.pdf; Final Sketch 2280 Harvey Lk Rd Highland.pdf;

OCHD has no records for the well. The septic system was given final approval in 2014; however no approval letter was found in the record.

Frank Rhodes, REHS
Senior Public Health Sanitarian

Oakland County Health Division

Health and Human Services

All ways, moving forward

Mobile: (248) 431-0956

Email: rhodesf@oakgov.com

Health Division Building 34E

1200 N. Telegraph Rd. | Pontiac, MI 48341

[OakGov.com/Health](https://oakgov.com/Health)

**Due to high e-mail volumes, response time may be delayed.
Please call my cell phone if you need an immediate response.*

Please note my schedule: Monday-Thursday 7:00 a.m. – 5:30 p.m.: Friday OFF

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Final Sketch PIN 11-14-302-001



Legend

OC Water Area (EH)

GPS Well

GPS Septic Tanks

Septic Lid

GPS Septic Field

Dimension Line - Final

Misc Feature - Site

Gas

Water

OC Tax Parcel

TRENCH TREATMENT SYSTEM

FOUR (4) LINES @ 38 FEET

FOOTER @ 24 FEET

176 TOTAL LINEAL FEET

NEW 1,000 GALLON ONE (1)

COMPARTMENT SEPTIC TANK

INSTALLER:

EWERS SEPTIC



Oakland County Health Division

Oakland County, MI

3/26/2026, 11:01:07 AM











Charter Township of Highland (H) 11-14-302-001 Active

Print Layout: 2 per page

Print Date: Date:

2280 Harvey Lake Rd
Highland MI 48356-2624

View: Front

Structure: Primary

Photo Date: 04/09/2013





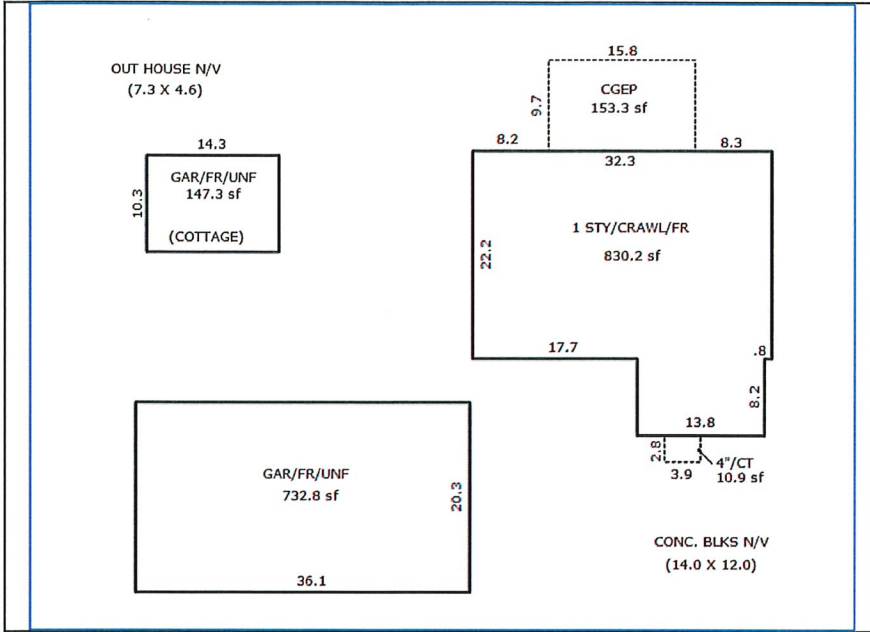
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page

PIN: 11-14-302-001

PRINT DATE: 3/9/2026



2280 HARVEY LAKE RD HIGHLAND MI 48356-2624

2 beds / 1 full baths / 0 half baths / 830 sq ft

Residential Property Profile

11-14-302-001

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) : DYLAN L LEWTON
 Postal Address : 2280 HARVEY LAKE RD HIGHLAND MI 48356-2624

Location Information

Site Address : 2280 HARVEY LAKE RD HIGHLAND MI 48356-2624
 PIN : 11-14-302-001 Neighborhood Code : RC1
 Municipality : Charter Township of Highland
 School District : 63220 HURON VALLEY SCHOOLS
 Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 14 W 261 FT OF E 561 FT OF N 247.50 FT OF W 1/2 OF SW 1/4 EXC THAT PART TAKEN FOR HARVEY LAKE RD 1.30 A

Most Recent Sale Since 1994

Date : 06/04/2021
 Amount : \$154,000 Liber : 56368:250
 Grantor : DECKARD, DILLON Grantee : LEWTON, DYLAN L

Next Most Recent Sale

Date : 08/31/2018
 Amount : \$120,000 Liber : 52154:090
 Grantor : FOURNIER, VIRGINIA Grantee : DECKARD, DILLON
 MAE

Tax Information

Taxable Value	: \$70,232	State Equalized Value	: \$85,270
Current Assessed Value	: \$85,270	Capped Value	: \$70,232
Effective Date For Taxes	: 12/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2024 Taxes		2025 Taxes	
Summer	: \$1,491.00	Summer	: \$1,533.03
Winter	: \$868.18	Winter	: \$884.79
Village	:	Village	:

Lot Information

Description : LEVEL Area : 1.3 ACRES

2280 HARVEY LAKE RD HIGHLAND MI 48356-2624



2 beds / 1 full baths / 0 half baths / 830 sq ft

Residential Property Profile

11-14-302-001

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Primary Structure

Structure	: Bungalow	Living Area	: 830 SQ FT
Ground Floor	: 830 SQ FT	Year Built	: 1930
Effective Year	: 1964	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 4
Bedrooms	: 2	Full Baths	: 1
Half Baths	: 0	Fireplaces	: 1
Ext Walls	: Alum., Vinyl	Basement	: NO - CRAWL SPACE
Garage	: SEPARATE - 2 car (733 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
CGEP (1 Story)	153 SQ FT

HIGHLAND TOWNSHIP

ORDINANCE COMPLAINT

CASE # **EE25-0304**

11/12/25

Type

BUILDING/NO PERMIT

OFFICER STEVEN TINO/BLDG INSP

Status

Complaint Address: **2280 HARVEY LAKE RD**

H -11-14-302-001

Owner of Record:
LEWTON, DYLAN L

Complainant:

2280 HARVEY LAKE RD
HIGHLAND MI 48356-2624

COMPLAINT

BUILDING/NO PERMIT

Porch deck and roof over deck, siding.