



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: May 6, 2026
Re: ZBA26-09
658 Meadow Dr
11-09-476-024
Applicant: Timothy & Angela Mikula
Owner: Timothy & Angela Mikula

The subject parcel is zoned LV – Lake and Village Residential. The total parcel size is approximately .195 acres (3,822 sqft).

The calculated setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 40 ft
Ordinary High-water mark: 53 ft
Side yards: 5 ft / 15 ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

This variance request is for a 30-foot variance from the calculated 40-foot front yard setback to 10-feet provided and a 4-foot variance from the calculated 5-foot west side yard setback to 1-foot provided for the construction of a detached accessory structure. This request is for a variance from Section 9.02.B.b. 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. 9.02.



ZONING BOARD OF APPEALS

APPLICATION FOR APPEAL

Hearing Date: May 6, 2026

Case Number: 26-09

Fee: \$3250

Date Applied: 3/17/26

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

APPLICANT NAME: Timothy Mikula & Angela Mikula

PROPERTY OWNER NAME (if different): _____

TYPE OF APPEAL

DIMENSIONAL VARIANCE? (Y) N ADMINISTRATIVE REVIEW? Y N Z.O. INTERPRETATION? Y N
ORDINANCE SECTION(S) BEING APPEALED: Sec. 9.02

PROPERTY ADDRESS: 658 Meadow Dr., Highland Twp. MI ZIP: 48357

ZONING DISTRICT: LV PARCEL ID NUMBER: 11-09-476-024

DIMENSIONAL VARIANCE(S) BEING REQUESTED: _____
A 30' variance from the calculated 40' front yard setback to 10' provided + a 4' variance from the calculated 5' west side yard setback to 1' provided, for the construction of a detached accessory structure.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

1. What is your practical difficulty? Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation, or other similar characteristics?

LIMITS ON SPACE FOR DRIVEWAY EXISTING

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 - LIMITED

4. Has the difficulty been self-created by the current owner? (Yes) No HE LEFT AN EYESORE

5. Will the proposal be harmful to the health, safety, and welfare of the area/neighborhood? Yes (No)

6. Will the proposal alter the essential character of the area/neighborhood? (Yes) (No) IMPROV.!

7. Will the proposed variance be the minimum necessary? (Yes) No Absolutely Limited

24 'x 12' x 8' prebuilt structure to be placed on a concrete slab with one main entrée door, 1 window and one regular entry door. Electrical will be added after placement. Portion of driveway along with 12 x 24 slab will be created with a limestone base and concrete on top. Portion of existing asphalt driveway will need to be removed.

The reason for the variance request of one (1) foot off the property line vs 5 feet is due to space constraints to place the structure. Any addition shift will take away from very limited space my driveway will have off the side as shown in photos. Any shift would limit the ability to back and park cars.

The existing shed was directly on the property line and was removed as it was a total eyesore. My neighbor Scott Goldstein was very happy that I removed the existing shed which was in poor condition. He planted a row of arborvitaes last year to block the eyesore. Now that I moved in, Scott agreed that I can place the newly built garage/shed one foot off the property line and Scott Goldstein (Lot 48) has written a letter stating he is in favor of that. A formal letter has been attached with approval. This blocks the view of the garbage and junk dumped on the lots across the street and will add value to both of our properties by looking very nice.

I will align my garage/shed to be consistent with my neighbors. The newly proposed garage shed also aligns and is consistent with all the other garage /sheds on the street in the neighborhood. This is exactly why I am requesting 20 feet off the road as it aligns accurately to my neighbors' structures. There will be a consistent flow and will add to the beauty of the sub which is need of a makeover. *IT 10 FEET FROM YARD*

MARKER.

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.

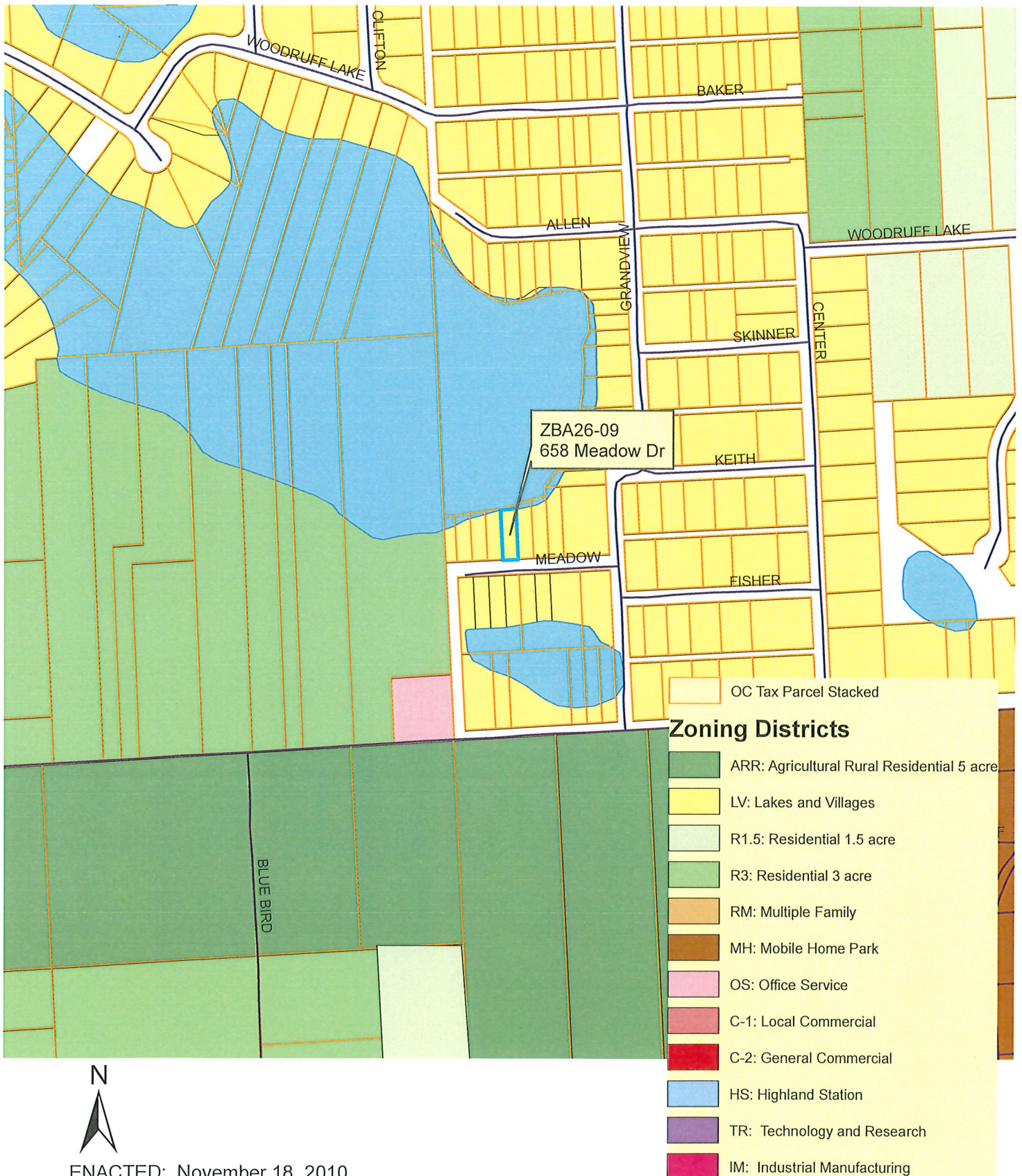
D. *Minimum Setback from the Ordinary High Water Mark.*

- 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



ENACTED: November 18, 2010

658 Meadow Dr



Disclaimers: 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.

Legend:

- 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

Map Information:

- Date Created: 3/18/2026
- Scale: 1 inch = 100 feet
- North Arrow

Oakland County Executive
David Coulter
 Oakland County Executive

Oakland County 2100 Pontiac Lake Road Flint 41 West Waterford MI 48328 Phone: 248-858-0727 Web: www.oaknmv.com

658 Meadow Dr

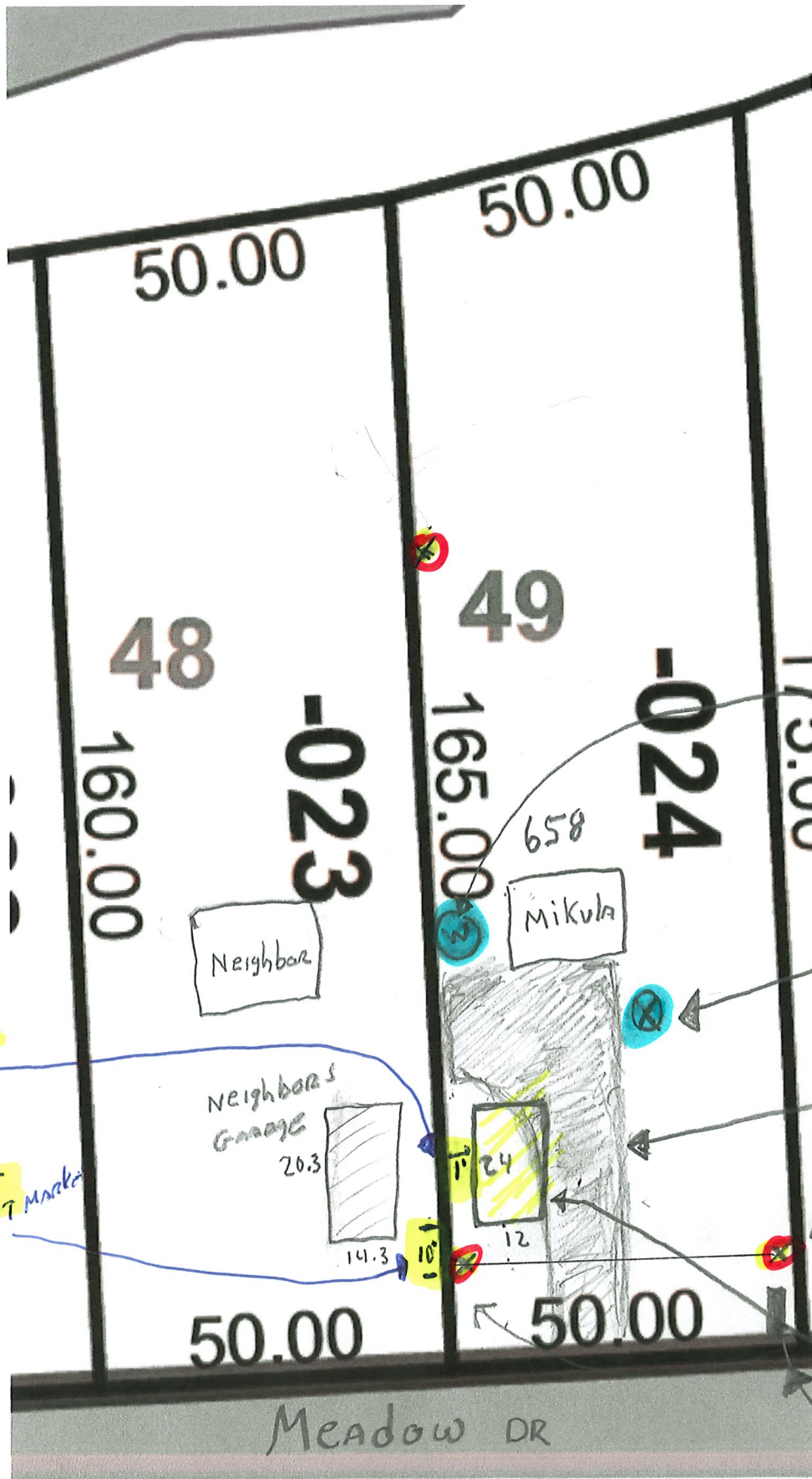


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OAKLAND
COUNTY ENGINEER
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 3/18/2026
 NORTH
 1 inch = 50 feet



1 Foot

10 Feet from lot marker

W = well

Septic

ASPHALT DRIVEWAY PORTION will be CUT OUT FOR CEMENT BASE

LOT MARKERS x 3

Proposed Pre Build Garage / Shed

Utility pole

Neighbor

Neighbor's Garage
20.3
14.3

Mikula
658

12
11

50.00

50.00

160.00

165.00

173.00

50.00

50.00

48

49

-024

-023

Meadow DR

Barr Design Group, LLC

 502 S. Main St.
 Gosport, IN 46526
 Tel: (574) 534-6531
 Fax: (574) 534-6565

MAST MINI-BARN
 17' WIDE UNIT (142" x 60" x 6'6")
 FLOOR PLAN SECTION



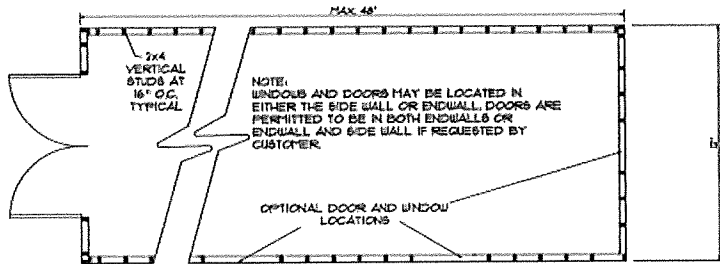
All structural steel and metal framing to be fabricated in accordance with the AISC Specification for Structural Steel Buildings, 13th Edition, 2005.

All framing to be galvanized in accordance with the AISC Specification for Galvanized Steel, 13th Edition, 2005.

DATE	DESCRIPTION
08/20/07	MAST MINI-BARN
08/20/07	17' WIDE UNIT
08/20/07	11-547

NO.	DATE	DESCRIPTION

17-367-12-60

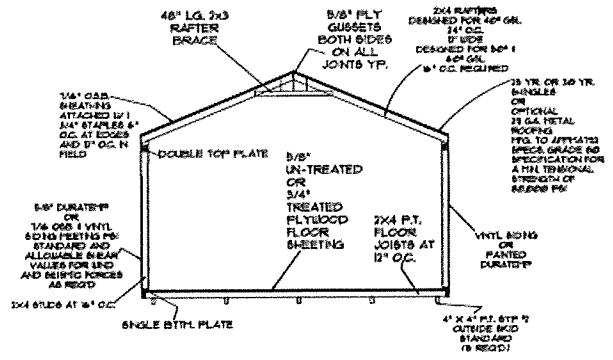


FLOOR PLAN FOR MAX. 16' WIDE UTILITY SHEDS
 SCALE 1/4" = 1'-0"

NOTES:
 PLACEMENT AND ALIGNMENT OF THE STRUCTURE SHALL BE BY OWNER AND SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SUBJECT TO ANY AND ALL REQUIREMENTS OF THE JURISDICTION IN WHICH THE UNIT IS PLACED.
 CONTRACTORS TO SECURE ALL PERMITS AS REQUIRED AND CALL FOR ALL CONSTRUCTION INSPECTIONS.
 ALL UNFINISHED CONSTRUCTION TO MEET ALL STATE AND LOCAL CODE REQUIREMENTS.

BUILDING SPECIFICATIONS AND GENERAL NOTES

NO.	DESCRIPTION	REMARKS
1	GENERAL NOTES	SEE NOTES 1-10
2	FOUNDATION	SEE FOUNDATION PLAN
3	FRAMING	SEE FRAMING PLAN
4	ROOFING	SEE ROOFING PLAN
5	CLADDING	SEE CLADDING PLAN
6	MECHANICAL	SEE MECHANICAL PLAN
7	ELECTRICAL	SEE ELECTRICAL PLAN
8	PLUMBING	SEE PLUMBING PLAN
9	PAINTING	SEE PAINTING PLAN
10	FINISHES	SEE FINISHES PLAN



SECTION
 SCALE 1/4" = 1'-0"

6/27/17

For Variance

The property at 658 Meadow Dr is zoned LV – Lake and Village Single-Family Residential District.

The setbacks for this property are as follows:

Front yard (from property line not road edge): 40 ft **REQUESTING 20 FEET from road will align with Neighbor = 10 Feet from Lot Marker**

Ordinary High-water mark for primary structures: 53 ft

Ordinary High-water mark for uncovered decks: 49 ft

Side yard: 5 ft minimum for the smallest side yard and 15 ft total when both side yards are added together (ex. 5ft and 10ft OR 7.5 ft and 7.5 ft, etc.) **REQUESTING 1**

foot. Neighbor agrees and approves with written letter

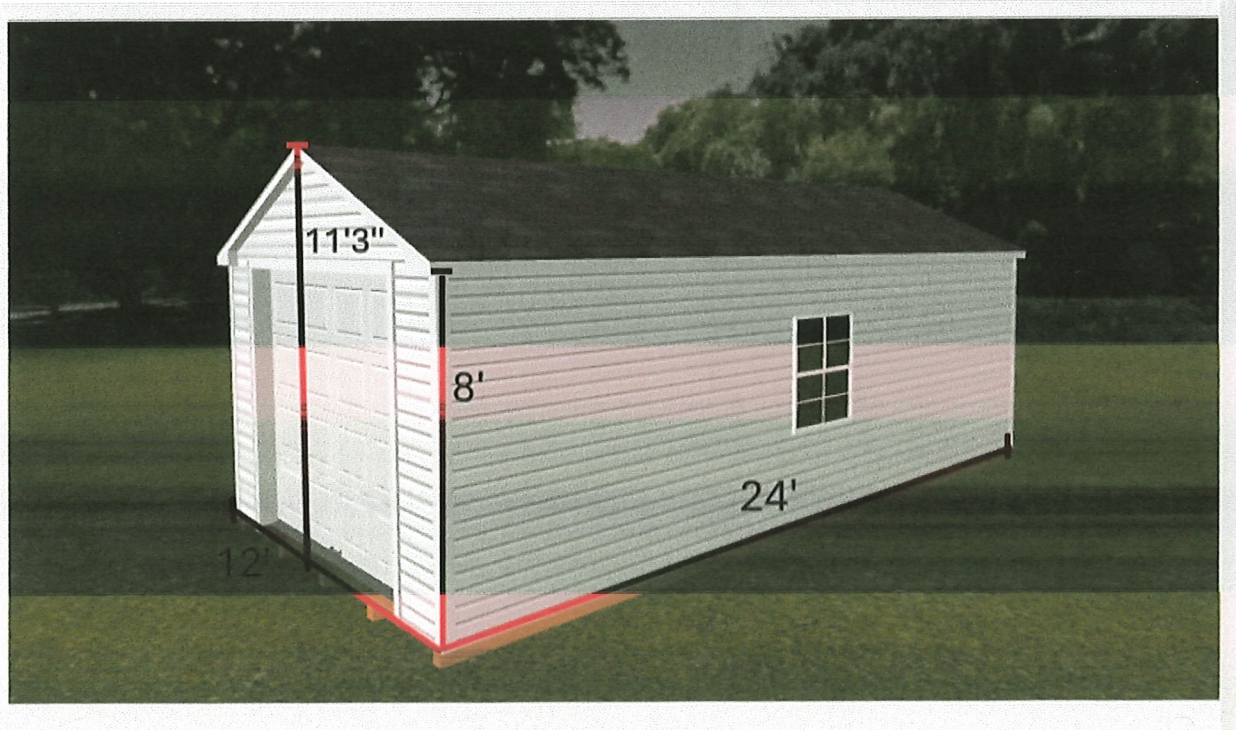
Max lot coverage: 45% = 3,822 sq ft

Max height of any structure: 28 ft to mid-peak of roofline

Min setback from septic tank and field: 10 ft **Septic is opposite side of yard on other side of driveway**

Min setback from well: 3 ft

Proposal is for pre built Garage/ Shed replacing old shed



mikula1207@comcast.net

From: scott goldstein <scottzgoldstein@gmail.com>
Sent: Friday, March 13, 2026 5:09 PM
To: Mikula1207@comcast.net
Subject: Support of variance for 658 Meadow Dr.

Please note my support for variance per request for 658 Meadow Dr. for a 12' x 24' garage structure, 1' off the lot line that matches the existing house. Tim Mikula has been very consistent in making improvements to add to the appearance of his property and the neighborhood in general.

Please let me know if you have any further questions.

Scott Goldstein
664 Meadow Dr.

658 Meadow Dr/Highland

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

Date Thu 3/26/2026 12:06 PM

To Samantha George <georges@highlandtwp.org>

Cc Kari Littlebear <littlebear@highlandtwp.org>

 4 attachments (1 MB)

ID005_SepticPermit_20250630_134541 (2).pdf; Final Sketch Meadow Dr Highland.pdf; Highland 658 Meadow Dr Septic Disapproval Letter 2.2.26.pdf; 658 Meadow Well Log.pdf;

Good afternoon-

The septic system was not given final approval. It was approved to cover on August 18, 2025. The attached disapproval letter stipulates, tank watertight testing for the pump chamber is required as well as a recorded deed restriction for the proprietary technology (Norweco Pretreatment Unit) that serves the property. OCHD recommends the necessary documentation be received prior to consideration of a building permit.

Sincerely,

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 11-09-476-024

Legend

-  GPS Well
- GPS Septic Tanks**
-  Septic Lid
-  Pump Chamber Lid
-  Alternative Treatment Unit
-  GPS Septic Field
-  Parcel Sketch Lines - Final
-  Dimension Line - Final

ENGINEERED PRESSURE DOSED BED TREATMENT SYSTEM WITH PRETREATMENT

100% CUT-DOWN
 ~ 35 X 18 TREATMENT AREA
 621.5 TOTAL SQUARE FEET

NEW 1,300 GALLON THREE (3) COMPARTMENT PRETREATMENT UNIT-NORWECO SINGULAIR MODEL 960-500GPD TNT WITH RISERS

EXISTING 1,000 GALLON ONE (1) COMPARTMENT PUMP CHAMBER WITH A RISER

INSTALLER:
 BNC EXCAVATING



0 0 0 mi



HEALTH DIVISION

OAKLAND COUNTY EXECUTIVE DAVID COULTER

Kate Guzmán, Health Officer
(248) 858-1280 | health@oakgov.com

February 2, 2026

TIMOTHY MIKULA, ANGELA MIKULA
658 MEADOW DR
HIGHLAND MI 48357-3535

Record Number: EHSI-2025-00263
Parcel ID: 11-09-476-024

RE: RESIDENTIAL REPAIR AT 658 MEADOW DR, HIGHLAND, MI 48357

Dear Tim & Angela Mikula:

Final approval of your on-site wastewater treatment system is denied. The reasons for denial are stated below.

(X) No recorded deed restriction was received.

(X) No septic tank water-tight testing documentation was received for the pump chamber.

Once the above documents are received by this Division, final approval will be given. Please contact this division if you need further assistance or have additional questions.

Please contact this division if you need further assistance or have additional questions.

Sincerely,

**OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services**

Frank Rhodes, REHS
Senior Public Health Sanitarian
Environmental Health Services

cc: Highland Township Building Department
Applicant: curtmackover@yahoo.com



A



B



C



D

Photos A and D show alignment to the neighbor and the street. This supports 20 feet from the road request. For variance. *10 Feet From Actual Marker*

Photos B and C show portion of driveways that will be removed and limits on space. This supports the 1 foot off property line variance. Neighbor also approves for structure.



Charter Township of Highland (H) 11-09-476-024 Active

Print Layout: 2 per page ▼

Print Date: Date:

658 Meadow Dr
Highland MI 48357-3535

View: Front

Structure: Primary

Photo Date: 03/26/2013



658 Meadow Dr
Highland MI 48357-3535

View: Side

Structure: Primary

Photo Date: 05/08/2014



658 Meadow Dr
Highland MI 48357-3535

View: Other

Structure: Primary

Photo Date: 05/08/2014



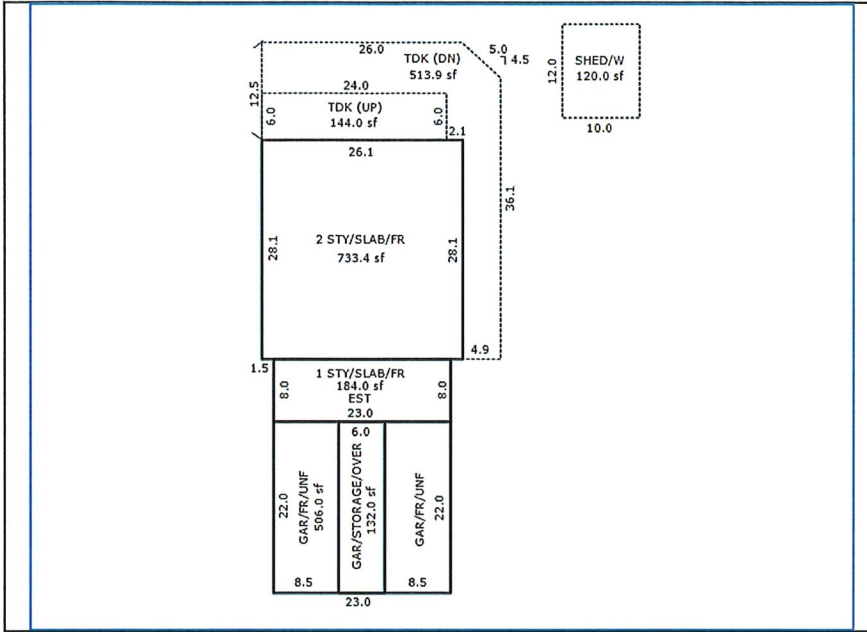
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page

PIN: 11-09-476-024

PRINT DATE: 3/18/2026



658 MEADOW DR HIGHLAND MI 48357-3535



2 beds / 2 full baths / 0 half baths / 1650 sq ft

Residential Property Profile

11-09-476-024

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) : TIMOTHY MIKULA & ANGELA MIKULA
Postal Address : 658 MEADOW DR HIGHLAND MI 48357-3535

Location Information

Site Address : 658 MEADOW DR HIGHLAND MI 48357-3535
PIN : 11-09-476-024 Neighborhood Code : LWT
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 9 HIGHLAND HEIGHTS LOT 49

Most Recent Sale Since 1994

Date : 12/11/2025
Amount : \$560,000 Liber : 60813:841
Grantor : MACKOVER, LETICIA Grantee : MIKULA, TIMOTHY
MACKOVER, CURT MIKULA, ANGELA

Tax Information

Taxable Value	: \$224,590	State Equalized Value	: \$224,590
Current Assessed Value	: \$224,590	Capped Value	: \$109,525
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	: \$2,325.18	Summer	: \$2,390.74
Winter	: \$1,733.22	Winter	: \$1,759.12
Village	:	Village	:

Lot Information

Description : ROLLING WATERFRONT Area : 0.195 ACRES

658 MEADOW DR HIGHLAND MI 48357-3535



2 beds / 2 full baths / 0 half baths / 1650 sq ft

Residential Property Profile

11-09-476-024

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Primary Structure

Structure	: Colonial/2Sty	Living Area	: 1650 SQ FT
Ground Floor	: 917 SQ FT	Year Built	: 1997
Effective Year	: 1998	Remodel Year	: 0
Stories	: 2 Story	Rooms	: 5
Bedrooms	: 2	Full Baths	: 2
Half Baths	: 0	Fireplaces	: 0
Ext Walls	: Vinyl	Basement	: NO - SLAB
Garage	: ATTACHED - 2 car (506 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
Treated Wood	514 SQ FT
Treated Wood	144 SQ FT