



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: June 3, 2026
Re: ZBA26-11
2501 Davista Dr
11-12-301-016
Applicant: Kevin & Kristin Kolb
Owner: Kevin & Kristin Kolb

The subject parcel is zoned LV– Lake and Village Residential. The total parcel size is approximately .23 acres (3,506 sqft).

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 30 ft
Ordinary Highwater mark: 30 ft
Side yards: 10 ft / 25 ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

This variance request is for a 7-foot variance from the required 30-foot ordinary highwater mark setback to 23-feet provided for the construction of an uncovered deck. This request is for a variance from Section Sec. 9.02.D Schedule of Regulations of the Zoning Ordinance.

There have been several variances granted to this parcel for an uncovered deck. However, the actual construction of the deck did not comply with the variances that were approved. The Township Zoning & Building Departments failed to recognize this until the most recent request for the reconstruction of a deck. The current request will clarify the actual existing site conditions.

- April 1, 1987 – House/deck to water: from 65' to approx. 38' (Approved)
- January 7, 2004 – Deck: 32' variance for the subaqueous setback from 65' to 33' (Approved)

For the variance request, the applicant has provided a scaled site plan and floor plans. 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: 6/3/26

Case Number: 26-11

Fee: \$325.00

Date Applied: 4/20/26

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

APPLICANT NAME: KEVIN AND KRISTIN KOLB

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: §9.02 (D) of the Z.O.

PROPERTY ADDRESS: 2501 DAVISTA DRIVE ZIP: 48356

ZONING DISTRICT: LV PARCEL ID NUMBER: 11-12-301-016

DIMENSIONAL VARIANCE(S) BEING REQUESTED: SETBACK FROM THE
ORDINARY HIGH WATER MARK
REQUIRED - 65'
REQUESTED - 23'

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?
OUR HISTORIC LOT IS 100' x 100'. OUR HOME WAS CONSTRUCTED IN 1988. THE EXISTING DECK WAS CONSTRUCTED BETWEEN 1988 and 1991. THE HOUSE IS 35' FROM THE ORDINARY HIGH WATER MARK; THE CURRENT DECK IS 23' FROM THE

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 self-created by the current owner? Yes No

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

7. Will the proposed variance be the minimum necessary? Yes No

KOLB VARIANCE APPLICATION, CONT'D

1. NATURE OF PRACTICAL DIFFICULTY.

OHWM. THERE IS AN EXISTING STAIR CASE THAT IS 17' FROM THE ORDINARY HIGH WATER MARK. THERE ARE TWO ADDITIONAL SECTIONS OF THE DECK (ADD-ONS) THAT DO NOT APPEAR TO HAVE BEEN PERMITTED.

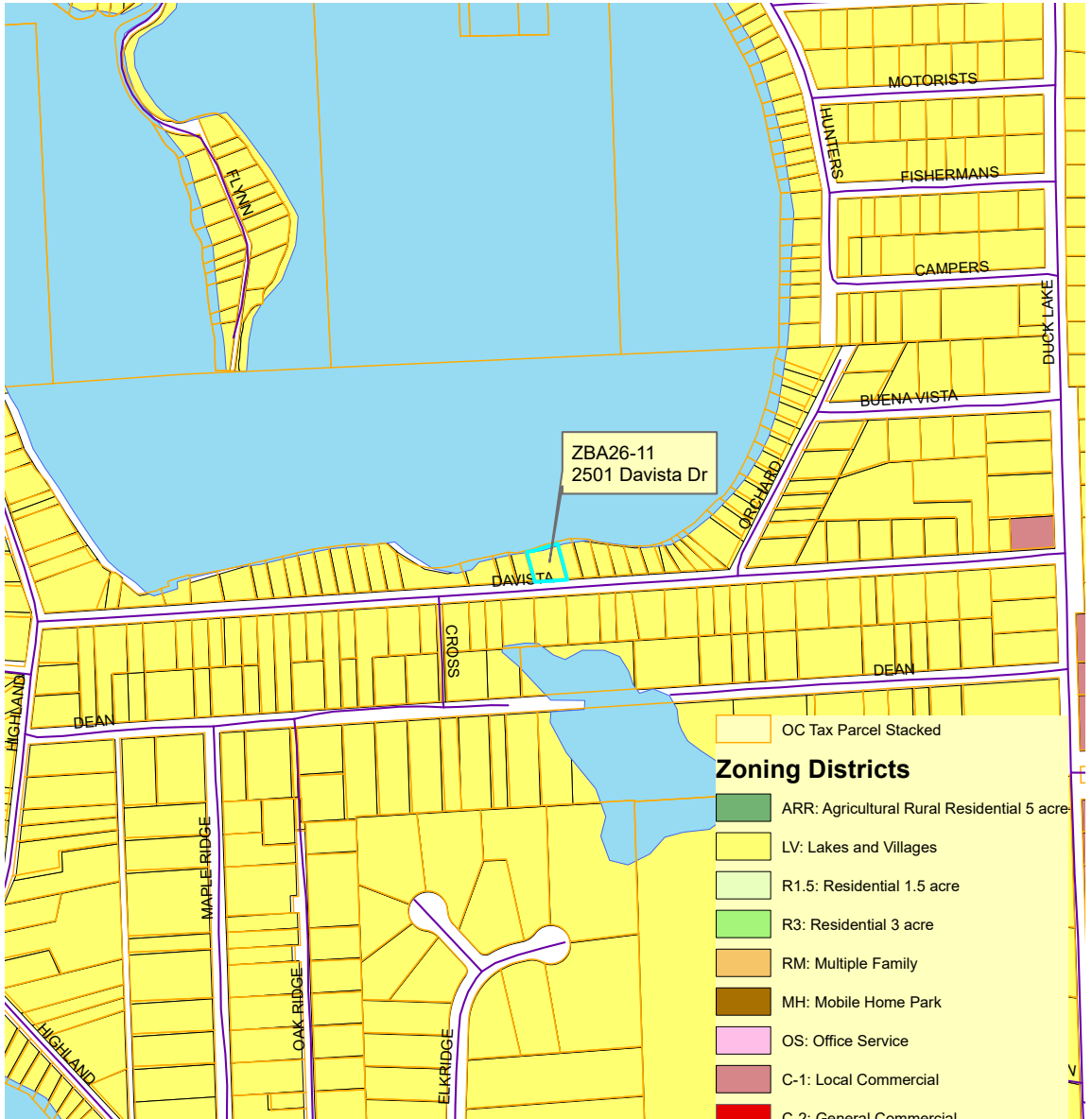
THE PROPOSED DECK WILL:

- NOT BE DEEPER THAN 12' (SAME AS CURRENT)
- REMOVE ALL STAIRCASES THAT EXIT INTO OHWM SET BACK (THERE ARE 3)
- BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE
- NOT BE OUT OF CHARACTER WITH OUR NEIGHBORS (SEE ATTACHMENTS 5 & 6)
- ELIMINATE UNPERMITTED ADD-ONS

ATTACHMENTS:

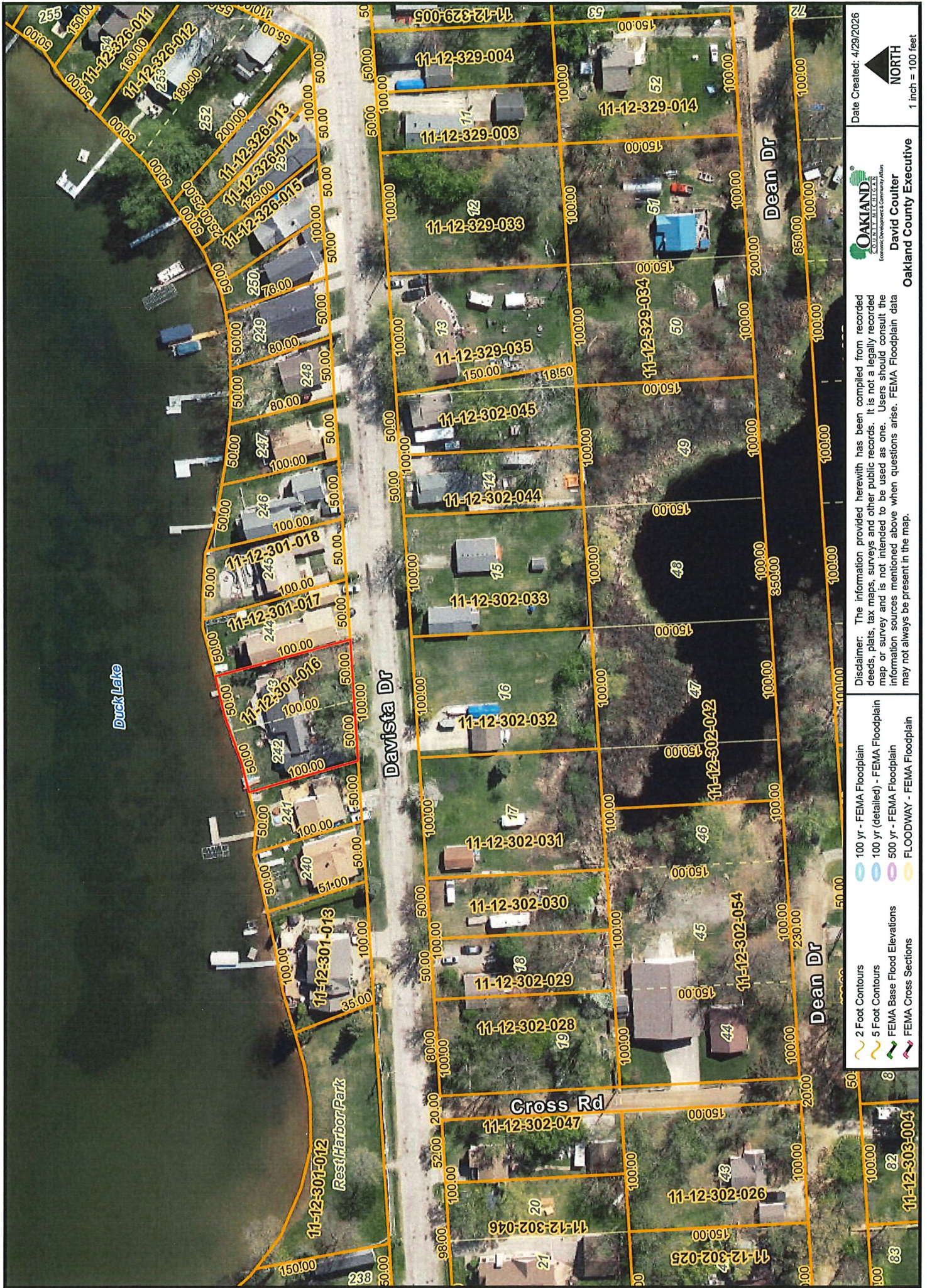
1. 1991 MORTGAGE SURVEY SHOWING ORIGINAL DECK
2. 1994 MORTGAGE SURVEY WITH HOUSE ADDITION + DECK
3. PLOT PLAN WITH NEW DECK LAYOUT
4. DECK SPECIFICATIONS
5. OAKLAND COUNTY PROPERTY AERIAL
6. PICTURES OF CURRENT DECK

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010

2501 Davista Dr



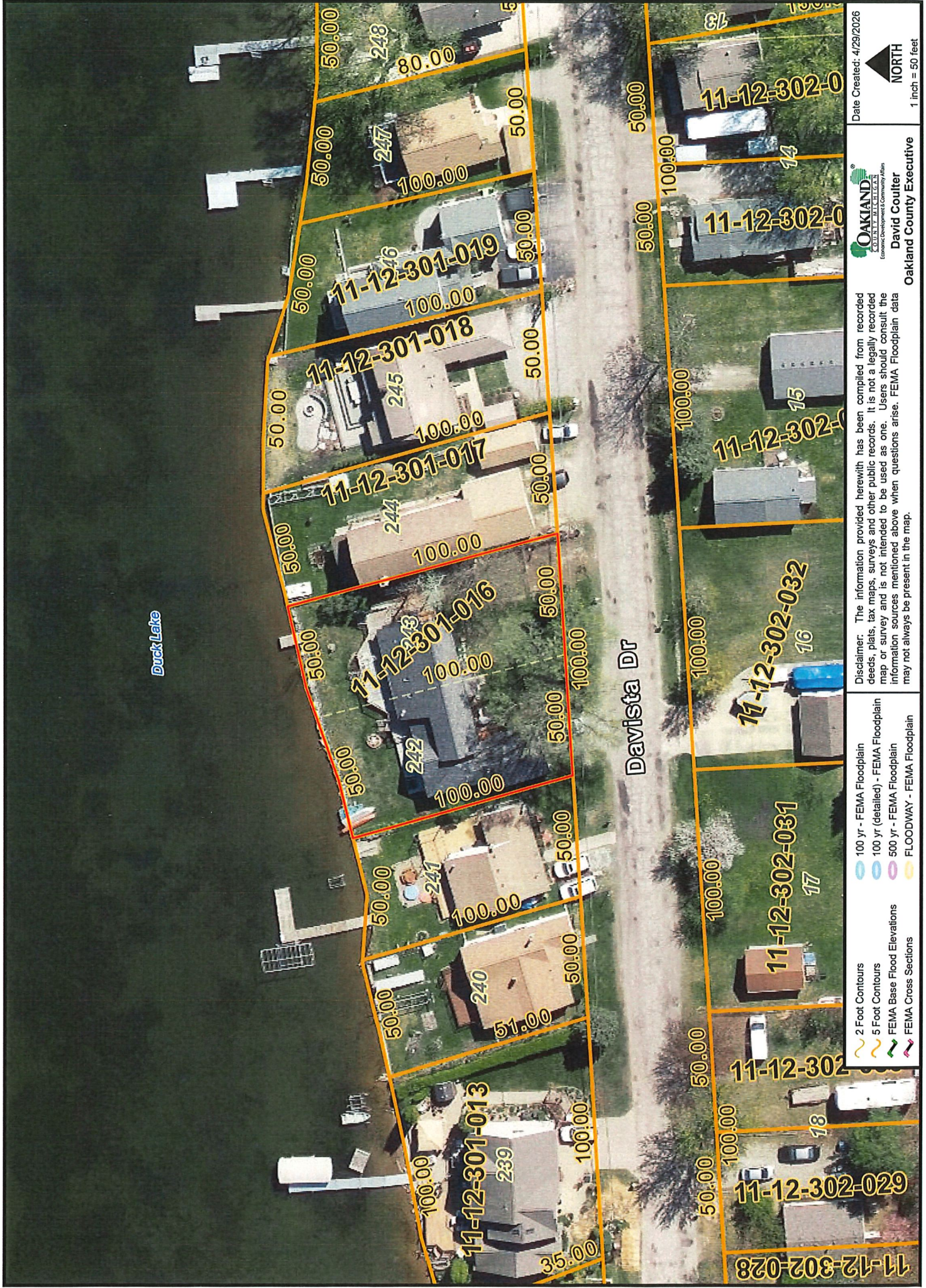
Date Created: 4/29/2026
 NORTH
 1 inch = 100 feet

OAKLAND
 ECONOMIC DEVELOPMENT & COMMUNITY AFFAIRS
David Coulter
 Oakland County Executive

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.

Oakland County 2100 Pontiac Lake Road Rm 41 West Waterford MI 48328 Phone: 248-868-0721 Web: www.oakcountymichigan.com

2501 Davista Dr



Duck Lake

Davista Dr

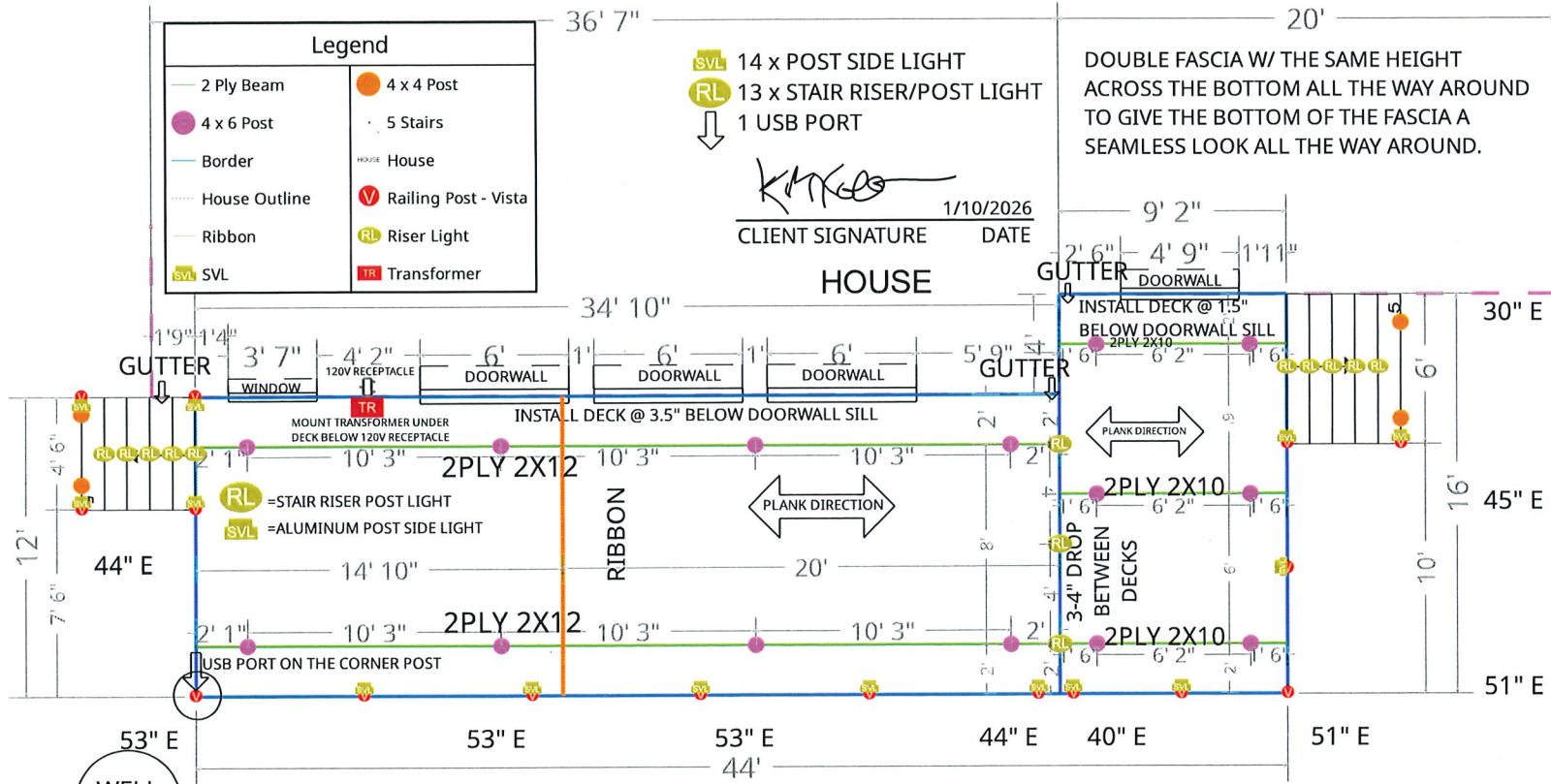
Date Created: 4/29/2026

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

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2 Foot Contours (Yellow line)
5 Foot Contours (Orange line)
FEMA Base Flood Elevations (Blue circle)
FEMA Cross Sections (Green arrow)
100 yr - FEMA Floodplain (Light blue circle)
100 yr (detailed) - FEMA Floodplain (Light blue circle)
500 yr - FEMA Floodplain (Pink circle)
FLOODWAY - FEMA Floodplain (Yellow circle)





Job #	
Re-deck	Built right Everlast
Posts	4x4 (4x6) 6x6
Joists	2x6 (2x8) 2x10 2x12
Beams	2 Ply 3 Ply 2x6 2x8 (2x10) 2x12
	Glulam 51/2x14
Elevations	House Left House Right Span Left Span Right
Stairs	Stairs 1 Stairs 2 Stairs 3 Stairs 4
Measure Info	Sq Ft 565 SQFT Fascia 84' DOUBLE FASCIA=168' Border 95' Ribbon 12' Beams 2PLY=98' # of Posts (4X4=4)(4X6=14)
Decking Colors	Decking: CHAI Border: CHAI Ribbon: CHAI Fascia: CHAI Drink Rail: CHAI=82'
SKIRTING:	
VISTA	16 POST BLACK BLACK=83' BLACK

WELL HEAD

CLIENT WILL PROVIDE DRAWINGS OF THE WELL LINE ON COMPANY CAMERA
FINISH WITH WEED MAT AND GRAVEL UNDER THE DECK

platted residential area with large setbacks on all dimensions of the lot.

Joan Boyle, I believe the request is reasonable. It expresses the tastes of the owner which I think is an important right. Though it clearly does not fall within the definitions that we have been using in granting variances--in other words that they are not of a personal nature, they are not created by a previous owner--nonetheless, I feel that it is a reasonable request.

Marvin Roehling, for the reasons stated.

James Lloyd, because of the unique situation in this case where the home is to be located on a large parcel of land well setback from all the property lines and because the proportions of the home are aesthetically attractive and I believe that the height will in no way interfere with the view of surrounding neighbors.

Joseph Barancek, the variance does not infringe upon any of the neighbors.

James Allie, for all reasons given.

Motion Approved - Unanimously

Case No. 87-08 Owner: Paul Morang, Representative/Applicant: George Graham, vacant parcel on Davista Dr., Sidwell #11-12-301-016, Zoned R-1-D, requesting a variance on:

A.) Section 509 Bulk & Area Requirements

1.) Waterfront Setbacks:

a.) house to water: from 65' to approx. 38'

b.) septic tank & field to water: from 125' to approx. 50'

These variances requested for construction of a single family dwelling.

The plot plan was reviewed and discussed. It was noted that the property had not been surveyed and that the measurements had been made by Mr. Graham. It was pointed out that the proposed house would be in line on the lake side with the houses on adjacent properties. The location of the septic field and tank were discussed.

Chairman James Allie read a letter regarding this case from June Fluegge, neighbor, objecting to the placement of the septic tank and field within 50' of the waterfront. The enforcement of the septic setbacks was discussed. The report from the Oakland County Sanitation Department on this property was reviewed and discussed.

James Lloyd moved that in Case No. 87-08 Owner: Paul Morang, Representative/Applicant: George Graham, vacant parcel on Davista Dr., Sidwell #11-12-301-016, Zoned R-1-D, a variance be granted on:

A.) Section 509 Bulk & Area Requirements

1.) Waterfront Setbacks:

- a.) house to water: from 65' to approx. 38' such that it is approximately in line with the waterfront face of the house adjacent on both sides.
- b.) septic tank & field to water: from 125' to approx. 50' for the tank and 65' for the field.

For the purpose of construction of a single family dwelling per attached plans. Marvin Roehling supported the motion.

Vote taken: Yes - Joan Boyle, this is a lot of record that existed before the Ordinance requiring the setbacks from the waterfront of 65'. It is not out of keeping with the existing area. It will satisfy all the health requirements of the Board of Health of the County. As Mr. Gruber stated earlier, the house is not unreasonably large for the lot and I think the applicant has attempted to use the property within the spirit of the Ordinance.

Marvin Roehling and James Lloyd, for the reasons given.

Joseph Barancek, it appears to be the best compromise available for the size of the lot.

Richard Gruber and James Allie, for all reasons stated.

Motion Approved - Unanimously

Case No. 87-09 Owner: Stanley Warzecha, Jr., Representative/Applicant: Gary L. Dovre, Attorney, 3153 N. Milford Road, Sidwell #11-10-351-022, Zoned R-1-D, requesting a variance on:

A.) Section 509 Bulk and Area Requirements

1.) Setbacks:

- a.) on Middle Road Side: from 30' to 14'
- b.) on Milford Road Side: from 30' to 25', (if variance is necessary on Milford Road side the applicant would like the Zoning Board of Appeals to interpret Ordinance Section 1702-7.)

These variances requested for construction of home addition.

Gary Dovre gave the Board a history of the property. He noted that this was a corner lot, thus necessitating two front yard setbacks. Mr. Dovre suggested that since the proposed addition will not encroach any further on the Milford Road side than does the existing home, a variance will not be needed on the Milford Road setback. There was a discussion.

Gary Dovre described the proposed addition and its proposed location. He suggested that it would meet the spirit of the Ordinance in regards to traffic safety. There was a discussion.

Mr. Beach stated that the applicant's argument is that MDOT did not take as much property for the M-59 right of way in front of the Mobil station as they did further west. He noted that the corner lot, or the Mobil station, is not as deep as the applicant's. Mr. Carroll added that the Mobil station is even closer to the road due to an extra turn lane.

Mr. Gruber indicated that a fax from Mr. Carroll was not in the file and he requested that he be allowed to make a copy for the file. Mr. Carroll did not object.

Mr. Samson noted that an 8 ft. variance was discussed at the December 3rd meeting and Mr. Yourke stated that the applicant agreed to move the sign back 2 ft. Mr. Yourke added that the sign as proposed would be in line with the Mobil sign, but Mr. Carroll argued that the proposed sign would be 10 ft. back from the Mobil sign.

Mr. Beach stated that he personally cannot grant a variance when there are site plan issues with the property that need to be corrected. This is not reflective on Mr. Carroll or his work, but with an applicant who is "thumbing his nose" at the zoning ordinance and with the site plan issues. He added that there is also a consent judgment that this parcel be in compliance with the site plan and township ordinances.

Motion

Mr. Samson moved to table Case 03-72 for six months or until such time the applicant demonstrates compliance with the township ordinance. Mr. Beach supported and the motion carried with a voice vote. (7 yes votes)

2.

CASE #:	03-80
COMPLAINT #:	None
ZONING:	R-1D
SIDWELL:	11-12-301-016
PROPERTY ADDRESS:	2501 Davista
APPLICANT:	Robert & Lilian Rogala
OWNER:	Same
ORDINANCE SECTION:	509-4a(4)
VARIANCES REQUESTED:	28 ft. Variance for the Subaqueous Setback from 65 ft. to 37 ft. for a home addition. 32 ft. Variance for the Subaqueous Setback from 65 ft. to 33 ft. These variances are for a home addition and deck.

Summary from the Applicant

Mr. Rogala stated that he talked to the zoning staff after he submitted the application to point out a dimension change. The measurement of 11.7 ft. on the print should read 10.8 ft. Also, there is a 4 ft. by 3 ft. "nook" on the road side of the addition that resulted from the addition wall being set back 3 ft. from the garage. He was told that this information would not affect the variance request, but he wanted to bring it to the board's attention. Further, all the lots on the north side of Davista were zoned prior to the existing ordinance.

Mr. Beach questioned whether Mr. Rogala would be linking the garage to the addition and Mr. Rogala stated that he would. Mr. Rogala added that the cottages on either side of his property are seasonal and that the addition will not protrude any closer to the water than the cottage on the east side already is. He noted that there are two existing evergreens that will be removed.

Public Comment

Mr. Gruber opened the discussion for public comment.

Dave Lucas, vacant landowner on Dean Drive, is not opposed to the Rogala's request. He feels any improvement to their home is an improvement to the neighborhood.

Discussion from the Board Members

Mr. Beach stated that this request would not be overbuilding the lot and the only setback is to the subaqueous. Since there is still 18 ft. on the east side there appears to be no problems with access.

Facts and Findings

1. This is a lot of record consisting of two platted lots, #242 and #243, improved with an existing 2-story residence and detached garage.
2. The applicant is proposing to connect the home to the garage and provide additional space.
3. The only variance requested for this addition is a subaqueous setback for the addition and also a subaqueous setback for a small extension of the existing deck.
4. The addition is further from the water than the existing dwelling and further than the west neighbor.
5. The proposed addition does not impact accessibility to the rear of the property.
6. The depth of the lot would necessitate a subaqueous variance for any construction on the site.

Motion

Mr. Beach moved in Case 03-80 to grant a variance from Ordinance Section 509-4a(4) for a 28 ft. subaqueous setback from 65 ft. to 37 ft. for an addition per the plan submitted and a 32 ft. subaqueous setback variance from 65 ft. to 33 ft for a small extension of the existing deck per the plan submitted. Mrs. Ingle supported and the motion carried with a roll call vote: Beach – yes; Ingle – yes; Yourke – yes; Wiese – yes; Brockway – yes; Samson – yes; Gruber –yes. (7 yes votes)

MINUTES:

Mrs. Brockway moved to approve the minutes of December 17, 2003 as corrected. Mr. Samson supported and the motion carried with a unanimous voice vote. (7 yes votes)

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Margie Brockway, Secretary
MB:lal

KOLB Variance Application



Pic #1
Eastern end of deck (likely not permitted).
To be removed and not replaced.



Pic #2
Front view of Pic 1, plus eastern end of original deck.
(Staircase 1 to be removed and not replaced.)



Pic #3
Original deck, with staircase extending to 17 feet from the OHWM.
(Staircase 2 to be removed and not replaced.)

KOLB Variance Application



Pic #4

Section of deck granted variance in 2004.

(Staircase 3 to be removed and not replaced.)



Pic #5

Western end of deck (likely not permitted.)

To be removed and not replaced.



Pic #6

View of deck from west to east.

KOLB Variance Application



Pic #7

View to east with neighbor's deck.



Pic #8

View of two neighbors' decks to the west.



Charter Township of Highland (H) 11-12-301-016 Active

Print Layout: 2 per page ▼

Print Date: Date:

2501 Davista Dr
Highland MI 48356-1623

View: Front

Structure: Primary

Photo Date: 04/10/2013



2501 Davista Dr
Highland MI 48356-1623

View: Front

Structure: Primary

Photo Date: 07/08/2025



PERMIT#: **128-13-000010**

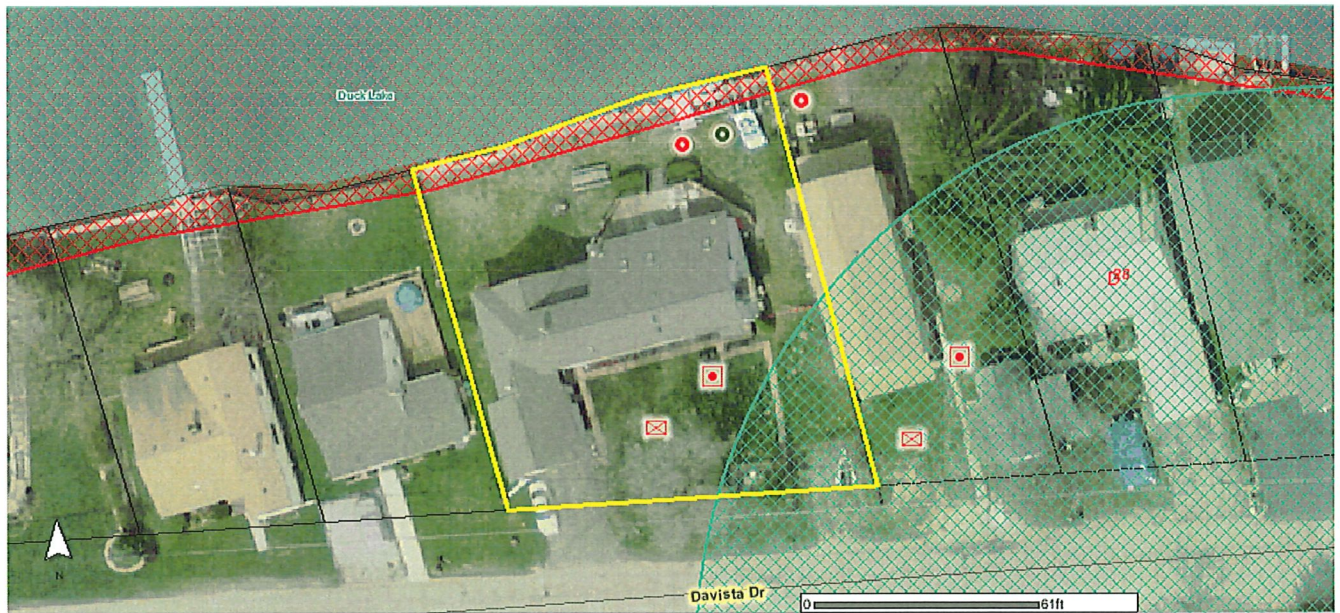
Parcel ID: 11-12-301-016

Application Tracking Number: 63220665

Property Address:

2501 DAVISTA DR

HIGHLAND MI 48356



Legend																				
	Highlighted Feature		Structure-Site		Proposed Existing Structure-Final		Proposed Existing Septic Tank-Final		Proposed Existing Septic Area-Site		Dimension Line-Site		Gas Utility		GPS Soil Borings		Test Unknown Roads		GPS Septic Tanks - Retired	
	Well-Applicant		Proposed Existing Structure-Final		Proposed Existing Septic Tank-Final		Proposed Existing Septic Field-Applicant		Initial Area Reserve Area Septic Area-Final		Dimension Line-Final		Electric Utility			GPS Septic Field		Interstate Major		Septic Lid
	Applicant Proposed Existing Well-Site		Proposed Existing SoliBoring-Site		Proposed Existing Septic Field-Applicant		Applicant Proposed Existing Septic Field-Site		Initial Area Reserve Area Parcel Sketch Lines-Final		Labels-Site Labels-Final MiscFeature-Site		Sewer Utility			GPS Field Notes		Minor State US		Field Corner Pump Chamber Lid
	Well-Final		SoliBoring-Final		Applicant Proposed Existing Septic Field-Site		Applicant Proposed Existing Septic Field-Site		Initial Area Reserve Area Parcel Sketch Lines-Final		Gas Utility Electric Utility Communication Utility		Water Utility			Well Depths Wells		Contamination Buffers		D-Box Alternative Treatment Unit
	Proposed Existing Structure-Applicant		Septic Tank-Applicant		Proposed Existing Septic Field-Site		Proposed Existing Septic Field-Site		Initial Area Reserve Area Parcel Sketch Lines-Site		Sewer Utility Water Utility Storm Utility Vegetation Outbuilding Other MiscFeature-Final		Storm Utility			Abandoned Commercial Domestic Heat Pump		Water Area Swamp or Marsh		GPS Soil Borings - Retired
	Applicant Proposed Existing		Applicant Proposed Existing		Proposed Existing Septic Field-Site		Proposed Existing Septic Field-Site		Initial Area Reserve Area Parcel Sketch Lines-Site		Communication Utility		Vegetation			Industrial Irrigation Monitoring		Lake or Pond Stream or River FIRM		GPS Septic Field - Retired
	Applicant Proposed Existing		Applicant Proposed Existing		Proposed Existing Septic Field-Site		Proposed Existing Septic Field-Site		Initial Area Reserve Area Parcel Sketch Lines-Site		Other		Outbuilding			Oil Other Public		Swamp or Marsh		GPS Septic Lid
	Applicant Proposed Existing		Applicant Proposed Existing		Proposed Existing Septic Field-Site		Proposed Existing Septic Field-Site		Initial Area Reserve Area Parcel Sketch Lines-Site		Other MiscFeature-Final		Other			A AE		Swamp or Marsh		GPS Field Notes - Retired
	Applicant Proposed Existing		Applicant Proposed Existing		Proposed Existing Septic Field-Site		Proposed Existing Septic Field-Site		Initial Area Reserve Area Parcel Sketch Lines-Site		Dimension Line-Applicant		Other			A AE		Swamp or Marsh		GPS Field Notes - Retired

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HEALTH DIVISION

Kathleen Forzley, Manager
(248) 858-1280 | health@oakgov.com

August 6, 2015

JOANN M POWELL
CLIFFORD F POWELL
2501 DAVISTA DR
HIGHLAND MI 48356

Permit Number: 128-13-000010 Abandonment Permit: 128-13-000011
Parcel ID: 11-12-301-016
Application Tracking Number: 63220665

RE: (EMERGENCY) REPLACEMENT DRINKING WATER WELL AT 2501 DAVISTA DR, HIGHLAND, OAKLAND COUNTY, MI.

Dear Clifford F Powell & Joann M Powell:

Your water supply has been tested and reviewed for the attached parameters with the accompanying results and interpretations. A well education packet has been produced for your information. At the time of applying for a well permit the applicant acknowledged they would deliver the packet to you, the well owner. If you have not received the information please contact the applicant or you may obtain a replacement by contacting one of the below offices.

The above referenced water well system is **APPROVED** and has been evaluated as meeting permit conditions along with minimum requirements of Part 127 of the Michigan Public Health Code, Act 368, Public Acts of 1978.

INTERPRETATION OF RESULTS

The Oakland County Health Division (OCHD) analyzes drinking water for Total Coliform and, if necessary, E. coli, in a test referred to as a bacteria test. OCHD also analyzes drinking water for five parameters in a routine testing procedure referred to as a partial chemical analysis. Below is a table of these parameters and associated problems or concerns. Except for Total Coliform, E. coli, Fluoride and Nitrate, the levels listed below are general guidelines. State drinking water standards have been established for Total Coliform, E. coli, Fluoride and Nitrate and are listed below.

TEST RESULTS IN MILLIGRAMS PER LITER (mg/L)				
PARTIAL CHEMICAL TEST	EXCELLENT	SATISFACTORY	OBJECTIONABLE	PROBLEM
Fluoride	0.8-1.7*	1.7-4.0	Over 4.0 (State Drinking water standards is 4.0)	Low levels are beneficial in preventing tooth decay. High levels may cause mottling of teeth.
Chloride	ND-20	0-250	Over 250	Taste; corrosion
Nitrite	ND	0-1	Over 1	Nitrite poisoning especially infants
Nitrate as N	ND	1-10	Over 10 (State drinking water standard is 10)	Nitrate poisoning especially infants

Sulfate	ND-50	50-250	Over 250	Laxative, taste, odor, scaling in boilers, heat exchangers
TEST RESULTS IN MOST PROBABLE NUMBER PER MILLILETER (M.P.N./100ml)				
BACTERIA TEST**	SATISFACTORY		UNSATISFACTORY	CONCERNS
Total Coliform	ND or 0		POS or > 0	Organisms which when found in drinking water alert us to the potential of finding harmful organisms which are not specifically tested for.
E. coli	ND or 0		POS or > 0	May be an indicator of fecal contamination since E. coli organisms originate in the intestinal tract of humans and all other warm blooded mammals.

*A doctor/dentist prescribed fluoride supplement may be appropriate below 0.8 mg/l. ** Method SM 9223B ND = Not Detected POS= Positive

Samples				
Collection Date	Lab	Sample Point	Reason	Test Type
02/27/2013	OCHD Lab	S TAP	Drinking Water	Chemical Analysis
Results:				
CHLORIDE=ND FLUORIDE=0.7 NITRATE=ND NITRITE=ND SULFATE=ND				
02/27/2013	OCHD Lab	S. TAP	Drinking Water	Bacti Analysis
Results:				
T.COLIFORM=ND E.COLI=				

Please contact the Oakland County Health Division with any questions at 248 858-1312. Our office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. However, the field sanitarians are generally in the office between the hours of 8:30 a.m. to 10:00 a.m.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services

F. Rhodes, REHS

Frank Rhodes, REHS
 Senior Public Health Sanitarian
 Environmental Health Services

cc: Highland Township Building Department

FINAL INSPECTION of Sewage System Shown on Reverse Side

INDICATE WHEN APPLICABLE THE FOLLOWING

- (a) Received engineer's signed affidavit regarding inspection and approval
 (b) Surveyor's level used to check inches of fall in tile lines (list fall on sketch or plan)

(A) SEPT. TANK

- (1) Septic Tank Size 1000 gals. ^{SHORT} (2) Outlet "T" or "L" checked (3) Interior free from excessive dirt
 (4) Sound Cover (5) Outlet sealed 360° (6) Tank free from cracks, etc.

Remarks: _____

(B) TILE FIELD

- (1) Header level _____ (2) Distribution box level, footings below frost _____ (3) Number of tile lines _____
 (4) Length _____ ft. (5) Trench width _____ in. (6) Footer _____ ft. (7) Total lineal _____ ft. (8) 2", 6A stone over _____
 (9) Proper joint covering _____ (10) Tile spacing 1/4" to 1/2" _____ (11) 6", 6A stone under _____
 (12) Fall of tile lines not more than 3"/100 ft. _____ (13) Does installation essentially comply with scaled plan? _____
 (14) If not explain in remarks: _____

(C) DRAINAGE BED

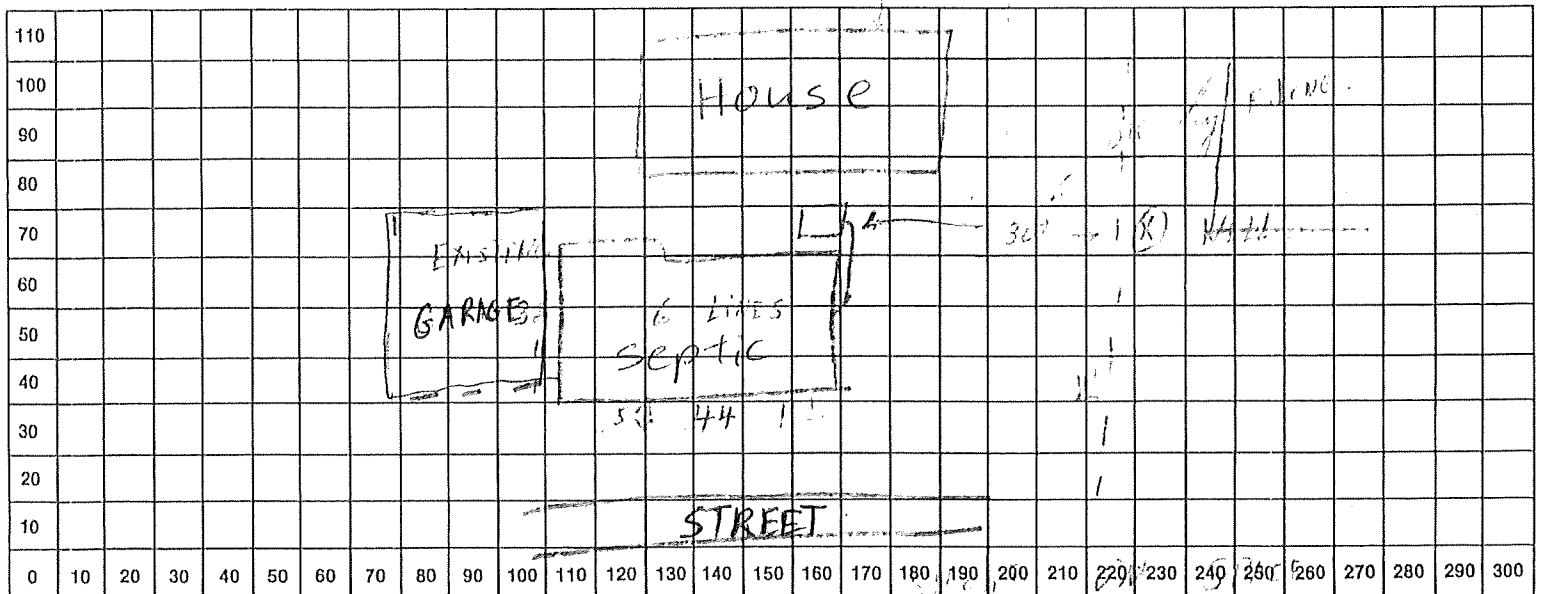
- (1) Size 32 ft. x 44 ft. (2) Total 1408 sq. ft. (3) Distribution box level, footings below frost N/A
 (4) Header level (5) Number of tile lines 6 (6) Length of tile lines 43 ft.
 (7) Footer 30 ft. (8) Total 284 ft. (9) 2" 6-A stone over 10 1/4" to 1/2" spacing N/A
 (10) Proper joint covering N/A (11) 6", 6-A stone under tile (12) At least 2 ft. sand, of total area (2) under stone Mix
 (13) Does installation comply with plan accompanying permit? Yes on spec - water too high (4') for dry wells
 (14) If not, explain in remarks: BIRDS EYE + SAND

(D) DRY WELLS(S)

- (1) To calculate the effective absorption area of one rectangular dry well, measure the two sides and the two ends of the excavated area and multiply the sum of these four sides by the water depth of the well + 6 inches. Side _____ ft., end _____ ft., depth _____ ft. Absorption area _____ sq. ft. No. of wells _____. Total absorption area _____ sq. ft.
 (2) For circular dry well, use formula: $A = \pi dh$ ($\pi = 3.14$), d = Diameter of excavated area _____ ft., h = water depth + 6 inches _____ ft. absorption area _____ sq. ft. no. of wells _____. Total absorption area _____ sq. ft.
 (3) 6-A stone, sides _____ in, ends _____ in. (3) Drainage openings, sides _____, ends _____

Sketch plan of installation showing house, North, water well by any lake or stream and A, B, C, D above.

Indicate isolation distances where applicable. Scale 1/4" = 10'). (House not to scale).



Road (not to scale)

Installer KING SEPTIC Approved (Environmentalist or Other) G. GEYER Date 8-9-88

2501 DAVISTA DR HIGHLAND MI 48356-1623

3 beds / 2 full baths / 0 half baths / 2696 sq ft



Residential Property Profile

11-12-301-016

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) : KEVIN KOLB & KRISTIN KOLB
Postal Address : 2501 DAVISTA DR HIGHLAND MI 48356-1623

Location Information

Site Address : 2501 DAVISTA DR HIGHLAND MI 48356-1623
PIN : 11-12-301-016 Neighborhood Code : LDL
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 12 DUCK LAKE SUB LOTS 242 & 243

Most Recent Sale Since 1994

Date : 07/29/2025
Amount : \$784,000 Liber : 60415:451
Grantor : POWELL, JOANN M Grantee : KOLB, KRISTIN
POWELL, CLIFFORD F KOLB, KEVIN

Next Most Recent Sale

Date : 11/07/2006
Amount : \$384,500 Liber : 38569:142
Grantor : ROGALA, ROBERT A Grantee : POWELL, CLIFFORD F
ISHAQ, LILIAN T POWELL, JOANN M

11-12-301-016

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	: \$395,210	State Equalized Value	: \$395,210
Current Assessed Value	: \$395,210	Capped Value	: \$190,133
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	: \$3,997.81	Summer	: \$4,110.58
Winter	: \$2,429.30	Winter	: \$2,465.68
Village	:	Village	:

Lot Information

Description	: LEVEL	Area	: 0.23 ACRES
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Primary Structure

Structure	: SingleFamily	Living Area	: 2696 SQ FT
Ground Floor	: 1915 SQ FT	Year Built	: 1988
Effective Year	: 1984	Remodel Year	: 2005
Stories	: 1.5 Story	Rooms	: 10
Bedrooms	: 3	Full Baths	: 2
Half Baths	: 0	Fireplaces	: 1
Ext Walls	: Alum., Vinyl	Basement	: NO - CRAWL SPACE
Garage	: ATTACHED - 2 car (408 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
WCP (1 Story)	40 SQ FT
Pine	381 SQ FT
Pine	20 SQ FT
Treated Wood	18 SQ FT

HIGHLAND TOWNSHIP

ORDINANCE COMPLAINT

CASE # **EE26-0019**

02/23/26

Type **BUILDING/NO PERMIT**

OFFICER STEVEN TINO/BLDG INSP

Status **OPEN**

Complaint Address: **2501 DAVISTA DR**

H -11-12-301-016

Owner of Record:
KOLB, KEVIN

Complainant:

2501 DAVISTA DR
HIGHLAND MI 48356-1623

COMPLAINT

BUILDING/NO PERMIT

Deck sign in front of house, no permit?

BUILDING/NO PERMITE Enforcement | EE26-0019**Property Information**

H -11-12-301-016 2501 DAVISTA DR Subdivision: Duck Lake Sub
 HIGHLAND MI, 48356-1623 Lot: 242&243 Block:

Name Information

Owner: KOLB, KEVIN Phone:
 Occupant: Phone:
 Filer: Phone:

Enforcement Information

Date Filed: 02/23/2026 Date Closed: Status: OPEN

Complaint:
 Deck sign in front of house, no permit?

Last Action Date: Last Inspection: 04/06/2026

Last Action:

re-inspection Inspection | Steven Tino/Bldg Insp

Status: Scheduled Result:
 Scheduled: 05/25/2026 Completed:

re-inspection Inspection | Steven Tino/Bldg Insp

Status: Completed Result: No Change
 Scheduled: 04/06/2026 Completed: 04/06/2026

Comments:

Scheduling Comment Check one more time, if no deck, should be close

re-inspection Inspection | Steven Tino/Bldg Insp

Status: Completed Result: No Violation
 Scheduled: 03/16/2026 Completed: 03/16/2026

re-inspection Inspection | Steven Tino/Bldg Insp

Status: Completed Result: No Change
 Scheduled: 03/02/2026 Completed: 03/02/2026

Comments:

insp note Nothing started, C&L ward pulling permit

ini Inspection | Steven Tino/Bldg Insp

Status: Completed Result: Violation(s)
 Scheduled: 02/23/2026 Completed: 02/23/2026

Comments:

Emailed company, they will be sending in permit application