MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: September 16, 2026
Re: ZBA26-18
2679 Briar Cliff Dr
11-34-401-006
Applicant: Blue Hawaiian Pools
Owner: Rob Lhamon

The subject parcel is zoned RPUD –Residential Planned Unit Developments. The total parcel size is approximately 0.459 acres (8,997 sqft.)

The required setbacks for this parcel are as follows:
Front yard (From Road Right of Way, Not road edge): 40 ft
Rear yard: 40 ft
Side yards: 15 ft North / 15 ft South
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

An 8-foot 6-inch variance from the required 40-foot rear yard setback to 31-feet 6-inches provided for the construction of a pool. This request is for a variance from Sec.7.02.C.5. of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Sec. 7.02. of the Zoning Ordinance.

Highland Township

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

ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

Hearing Date: 9/16/26
Case Number: 26-18
Fee: $325.00
Date Applied: 7/29/26

APPLICANT NAME: Blue Hawaiian Pools

PROPERTY OWNER NAME (if different): Rob Lhamon

TYPE OF APPEAL
DIMENSIONAL VARIANCE? (Y) N ADMINISTRATIVE REVIEW? Y N Z.O. INTERPRETATION? Y N

ORDINANCE SECTION(S) BEING APPEALED: _____

PROPERTY ADDRESS: 2679 Briar cliff ZIP: 48357

ZONING DISTRICT: RPUD PARCEL ID NUMBER: 11-34-401-006

DIMENSIONAL VARIANCE(S) BEING REQUESTED: Need 28 feet. ~~NOT~~ From property line For Pool when Variance IS 40 Feet For Concrete not pool itself

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, unusual topography, vegetation, or other similar characteristics?

No

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

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.)

No

4. Has the difficulty been self-created by the current owner?

No

5. Will the proposal be harmful to the health, safety, and welfare of the area/neighborhood?

No

6. Will the proposal alter the essential character of the area/neighborhood?

No

7. Will the proposed variance be the minimum necessary?

Yes

Sec. 7.02. Residential Open Space Planned Unit Developments (RPUD).

A. *Intent.* The Residential Open Space Planned Unit Development (RPUD) option is intended to provide an alternative to traditional residential subdivision design in a manner that encourages the preservation of rural character, large areas of open space and greenways, protects valuable natural resources, enhances ecological functions, and requires excellence in site design. These regulations are not intended as a device for subverting the zoning regulations and standards of the Township, nor the planning concepts upon which the ordinance is based. Specifically, the RPUD option is intended to achieve the following purposes:

1. Permit flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
2. Foster responsible stewardship of the natural environment resulting in the long term protection and preservation of natural resources and natural features.
3. Encourage retention of the rural atmosphere including the preservation of historic and cultural resources.
4. Incorporate design elements that unify the site through public amenities, landscaping, lighting, coordinated signage, and pedestrian walks and pathways.
5. Encourage the use of naturalized landscape design and architectural design that is compatible with the rural surrounding.

B. *Eligibility.*

1. RPUD designation of a parcel(s) is an amendment of the official zoning map, subject to the review procedures and standards outlined in Article 19, Changes and Amendments, as well as those of this section. To be eligible for RPUD approval, the applicant must demonstrate that the following criteria will be met:
    a. The intent of Section 7.02.A, Intent.
    b. One (1) or more of the following benefits will be provided:
        i. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or
        ii. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations.
    c. The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads, and utilities.
    d. The proposed development shall be consistent with the public health, safety, and welfare of the Township.
    e. The proposed development shall minimize any negative environmental impact on the subject site or surrounding land.
    f. The proposed development shall minimize any negative economic impact upon surrounding properties.
    g. The proposed development shall be consistent with the Highland Township Master Plan.

h. All property within the RPUD shall be under the ownership or control of a single entity with responsibility and authority for completing the project in conformity with the approved plan. This provision shall not prohibit a transfer of property ownership or control provided that the Township is notified and that any successors shall be bound by conditions of approval.

C. *Design standards.*

1. *Permitted uses within an RPUD.* Any principal or accessory use allowed by right within the Residential districts as listed in Article 4, District Regulations, Section 4.05, Agricultural and Rural Residential District and Section 4.06, Residential Districts, may be permitted in an RPUD.

2. *Density.* An RPUD project shall not be developed more dense than one (1) dwelling unit per five (5) acres for parcels designated Agricultural and Rural Residential on the Master Plan or one dwelling unit per one and a half (1.5) acres for parcels designated Medium and Small Lot Residential or Open Space Residential in the Master Plan except as may be modified by bonus density granted by the Planning Commission under this Section. The Planning Commission will determine the maximum number of dwelling units for each RPUD based on a review of a sketch parallel plan submitted by the applicant during the preliminary site plan review as described in section 7.02.E.3, Procedures for Review and Approval.

3. *Density bonus for exemplary projects.* The Planning Commission and Township Board may allow a variable density credit pursuant to this section. In order to qualify for such increase in density, the applicant shall demonstrate to the satisfaction of the reviewing body that the proposed project exhibits design excellence and exceeds the minimum standards for RPUD eligibility. The bonus density may be awarded for incorporation of the following design elements or planning principles, up to a maximum of thirty (30) percent, in combination as follows:

a. Up to ten (10%) percent: For providing dedicated open space configured to preserve and to protect high quality natural features in a non-fragmented fashion and to provide connectivity both within and beyond the development boundaries. Open space shall not consist of long, narrow strips, unless used to conserve a linear natural feature. The density bonus shall be generally awarded on a scale ranging from three (3%) percent for developments dedicating thirty (30%) percent of the gross site area as open space, up to ten (10%) percent for sites dedicating seventy (70%) percent of the gross site area as open space. No bonus density shall be awarded under this provision for sites dedicating less than thirty (30%) percent open space, or for open space that does not satisfy the standards of Section 7.02.C.3, Density Bonus for Exemplary Projects. The reviewing body may adjust the scale (not to exceed ten (10%) percent) based on the percentage of units which have direct access to open space.

b. Up to five (5%) percent: For providing a landscaped perimeter screen in excess of one hundred (100) feet in depth.

c. Up to ten (10%) percent: For providing central water and sanitary sewer service.

d. Up to ten (10%) percent: For other design strategies which provide a clear benefit to the residents of the RPUD, the surrounding area and the Township as a whole. The percentage of bonus density shall be determined at the discretion of the Planning Commission based on the expected benefit to the community and the preservation of any unique or significant features of the proposed site.

When the end density calculation results in a whole number of units plus a fractional portion of a unit, the fractional portion shall be rounded up to an additional whole number for decimal equivalents equal to 0.50 or larger, and down to zero for decimal equivalents less than 0.50.

4. *Dimensional requirements.* Once the density has been established, the allowable number of dwelling units may be clustered with lot areas and widths reduced below the minimum requirement of the pre-

RPUD zoning district, provided that the open space within the development equals or exceeds the total area of lot area reduction.

5. *Setbacks within the RPUD project.* The setback requirements of the pre-RPUD zoning district shall be used as guidelines for the RPUD. To encourage flexibility and creativity consistent with the intent of the RPUD regulations, the Township may permit specific departures from the requirements of the Zoning Ordinance. A table shall be provided on the site plan that lists all deviations and regulatory modifications. Deviations shall only be approved through a finding by the Planning Commission that the deviation will result in a higher quality of development that would not be possible using conventional zoning standards. Only those deviations consistent with the intent of this Article shall be considered.

6. *Open space.*

   a. When completed, the development shall have at least twenty percent (20%) of the gross site area in the development devoted to open space, which shall remain in its natural state and/or be restricted for use for active and/or passive outdoor recreational purposes harmonious with peaceful, single-family residential uses in and surrounding the development per the requirements of Section 7.04, Open Space Preservation Provisions.

   b. Open space shall be provided along the exterior public roads with a depth of at least one hundred (100) feet, either landscaped or preserved in a natural wooded condition.

   c. There shall be a perimeter setback and buffering, of up to one hundred (100) feet, taking into consideration the use or uses in and adjacent to the development. The setback distance shall be recommended by the Planning Commission, and need not be uniform at all points on the perimeter of the development.

   d. The Planning Commission may recommend a reduction of the perimeter setback and buffering in cases where the density of the proposed use is compatible with adjacent uses and/or natural features such as woodlands and topographical features provide adequate buffering to protect adjacent uses.

   e. If natural features, such as woodlands and topographical features, do not provide adequate buffering from adjacent property, the perimeter setback shall include noise reduction and visual screening mechanisms such as landscaping, berms and/or decorative walls.

   f. The amount of open space, including the area and percentage of the site, shall be specified on the site plan.

   g. In addition to preservation of the most important natural features, additional open space shall be located and designed to achieve the following: provide areas for active recreation; provide areas for informal recreation and pathways convenient to the majority of the residents within the development; connect into adjacent open space, parks, bike paths or pedestrian paths; provide natural greenbelts along roadways to preserve the rural character as viewed from the roads; and to preserve a buffer from adjacent land uses where appropriate.

D. *Procedure for review and approval.* Prior to construction of an RPUD project, the applicant shall obtain the required reviews and approvals as described below:

1. *Pre-application meeting.* Prior to the submission of an application for planned unit development approval, the applicant is required to meet with the Zoning Administrator to review required information and procedures as required in Section 5.03B, Pre-Application Meeting.

2. *Application submittal.* The applicant shall apply for sketch plan review following the procedures and standards outlined in Section 5.03, Site Plan and Sketch Plan Review Procedures and Requirements. The following supplemental application materials are also required:

a. A parallel sketch plan that meets the requirements set forth in Article 5, Site Plan Review, Procedures and Standards. A parallel plan shall represent a design of the parcel showing the number of lots that could be developed on the site in accordance with the underlying zoning district.

b. A Natural Features Inventory and Stewardship Plan as required in Section 15.02, Natural Features and Inventory and Stewardship Plans.

c. An area analysis which shows the location of the project in relation to existing and proposed uses in the surrounding area.

d. A project narrative report shall also be submitted by the applicant providing a description of the project and proposed uses, the market concept and feasibility of the project, the manner in which the criteria set forth in Sections 7.02.B, Eligibility, have been met, and the known deviations from current Ordinance requirements and standards.

3. *Sketch plan review procedure.*

a. *Staff/consultant review.* The Zoning Administrator shall submit the application, sketch plan and supporting materials to the appropriate staff, consultants, committees or agencies for review and comment.

b. *Planning Commission action.* The parallel sketch plan and all supporting information shall be scheduled for a public hearing and review before the Planning Commission. Notice for the public hearing shall meet the requirements for a zoning amendment, as set forth in Section 3.10, Public Hearing Notice. The Planning Commission shall review the sketch plan and all supporting information and make a recommendation to the Township Board. The Planning Commission shall determine the appropriate number of units, and consider whether the project maintains compatibility with surrounding uses, meets the intent of Section 7.02.A, Intent, and satisfies the eligibility criteria of section 7.02.B, Eligibility.

c. *Township Board action.* Upon receiving the recommendation of the Planning Commission, the Township Board shall review the sketch plan and all supporting information and take one of the following actions:

i. *Approval.* Upon finding that the sketch plan meets the criteria set forth in Section 7.02.B, Eligibility, the Township Board shall grant preliminary approval. Upon approval, the applicant may proceed to preparation of the site plan, but shall not bind the Township Board to approval of the site plan.

ii. *Tabling.* Upon finding that the sketch plan does not meet the criteria set forth in Sections 7.02.B, Eligibility, but could meet such criteria if revised, the Township Board may table action until a revised sketch plan is resubmitted. The Township Board may refer a tabled sketch plan back to the Planning Commission for additional review.

iii. *Denial.* Upon finding that the sketch plan does not meet the criteria set forth in Sections 7.02.A, Intent and 7.02.B, Eligibility, the Township Board shall deny preliminary approval.

4. *Site plan review.* Within six (6) months following receipt of Township Board approval of the sketch plan, the applicant shall submit a site plan and supporting materials conforming to this Section. If a site plan is not submitted by the applicant for final approval within six (6) months following the date of the Township Board sketch plan approval, the sketch plan approval becomes null and void. An extension of the sketch plan approval beyond the specified period may be granted by the Township Board if such request is made to the Township prior to the six (6) month expiration period.

a. *Information required.* A site plan and application for approval of a RPUD shall contain the following information:

i. A site plan meeting all requirements of Article 5, Site Plan Review Procedures and Standards, Site Plan and Table 5.2, Sketch Plan Submittal Requirements.

ii. A separately delineated specification of all deviations from this ordinance which would otherwise be applicable to the development proposed in the absence of this planned unit development article.

iii. A specific schedule of the intended development including phasing or timing.

iv. A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features.

v. A specification of the exterior building materials for the structures proposed in the project.

vi. A draft of the proposed master Deed and Bylaws, if applicable.

vii. Signatures of all parties having an interest in the property.

b. *Staff/consultant review.* The Township shall submit the site plan, and supportive materials to appropriate staff, consultants, committees or agencies for review and comment.

c. *Planning Commission review.* The site plan shall constitute an application to amend this Ordinance, and shall be noticed for public hearing as a zoning amendment before the Planning Commission. The Planning Commission shall, to the extent it deems appropriate, submit detailed recommendations relative to the RPUD project including, without limitation, recommendations with respect to matters on which the Township Board must exercise discretion.

d. *Township Board review.* After receipt of the Planning Commission's recommendation, the application shall be noticed for public hearing as a zoning amendment before the Township Board. The Township Board shall review and deliberate upon the requested RPUD rezoning and terms of the proposed development agreement. The Township Board may approve, deny or approve with a list of conditions made part of the approval. The Township Board may require a resubmittal of the application reflecting the conditions for approval by the Planning Commission, Planning Director or Township consultants if appropriate.

E. *Effect of approval.* When approved, the RPUD amendment, with all conditions imposed, if any, shall constitute the land use authorization for the property, and all improvements and uses shall be in conformity with such amendment. Notice of adoption of the final RPUD plan and development agreement shall be recorded at the Oakland County Register of Deeds. The official zoning map of Highland Township shall be revised to reflect the approval.

F. *Resolution of ambiguities and ordinance deviations.* The Township Board, based upon the recommendation of the Planning Commission, shall resolve all ambiguities as to applicable regulations using the Zoning Ordinance, the Highland Township Master Plan, and other Township standards or policies as a guide.

Notwithstanding the immediately preceding standards, deviations with respect to such regulation may be granted as part of the overall approval of the RPUD, provided there are features or elements demonstrated by the applicant and deemed adequate by the Township Board upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this Article.

G. *Conditions.*

1. Reasonable conditions may be required with the approval of an RPUD, to the extent authorized by law, for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural features, ensuring compatibility

with adjacent uses of land, and promoting the use of land in a socially and economically desirable manner.

2. Conditions imposed shall be designed to protect natural resources and the public health, safety, and welfare of individuals in the project and those immediately adjacent, and the community as a whole; reasonably related to the purposes affected by the planned unit development; and, necessary to meet the intent and purpose of this Ordinance, and be related to the objective of ensuring compliance with the standards of this Ordinance. All conditions imposed shall be made a part of the record of the approved planned unit development.

H. *Phasing and commencement of construction.*

1. *Phasing.* Where a project is proposed for construction in phases, the planning and design shall be such that, upon completion, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area.

2. *Construction progress.* Substantial construction shall be completed within two (2) years following final approval of a residential open space planned unit development per Section 3.10, Expiration of Land Use Approvals, and shall proceed towards completion in accordance with an approved development agreement per Section 3.12, Development Agreements.

I. *Amendment and revision.* A developer may request a change in an approved sketch plan, or an approved site plan. A change in an approved sketch plan or change in an approved site plan which results in a major change, as defined in this section, shall require an amendment to the sketch plan and site plan. All amendments shall follow the procedures and conditions herein required for original submittal and review. A change which results in a minor change as defined in this section shall require a revision to the approved site plan and approval by the Township Board following review by the Planning Commission.

1. The following changes shall be considered major:

a. Change in the concept of the development.

b. Change in use or character of the development.

c. Change in the type of dwelling unit.

d. Change in the number of dwelling units (density).

e. Reserved.

f. Change in lot coverage or floor area ratio of the entire PUD.

g. Change in the character or function of any street.

h. Change in land area set aside for common space or the relocation of such areas.

i. Change in building height.

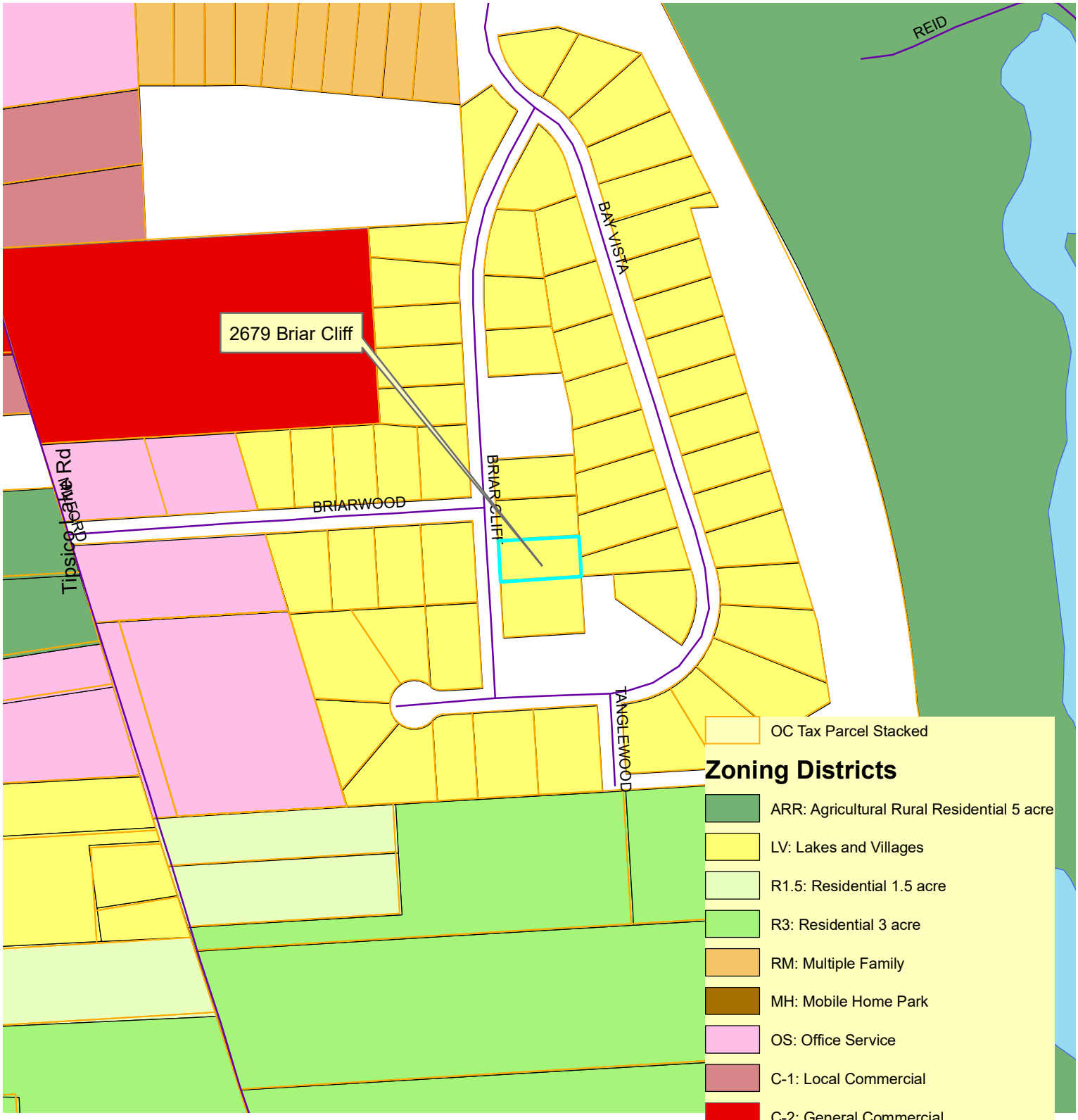
2. The following changes shall be considered minor:

a. Change in residential floor space.

b. Minor variations in layout which do not constitute major changes.

3. The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this Section. The burden shall be on the applicant to show good cause as to any requested change.

CHARTER TOWNSHIP OF HIGHLAND
ZONING MAP



N

ENACTED: November 18, 2010

2679 Briar Cliff Dr



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

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

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

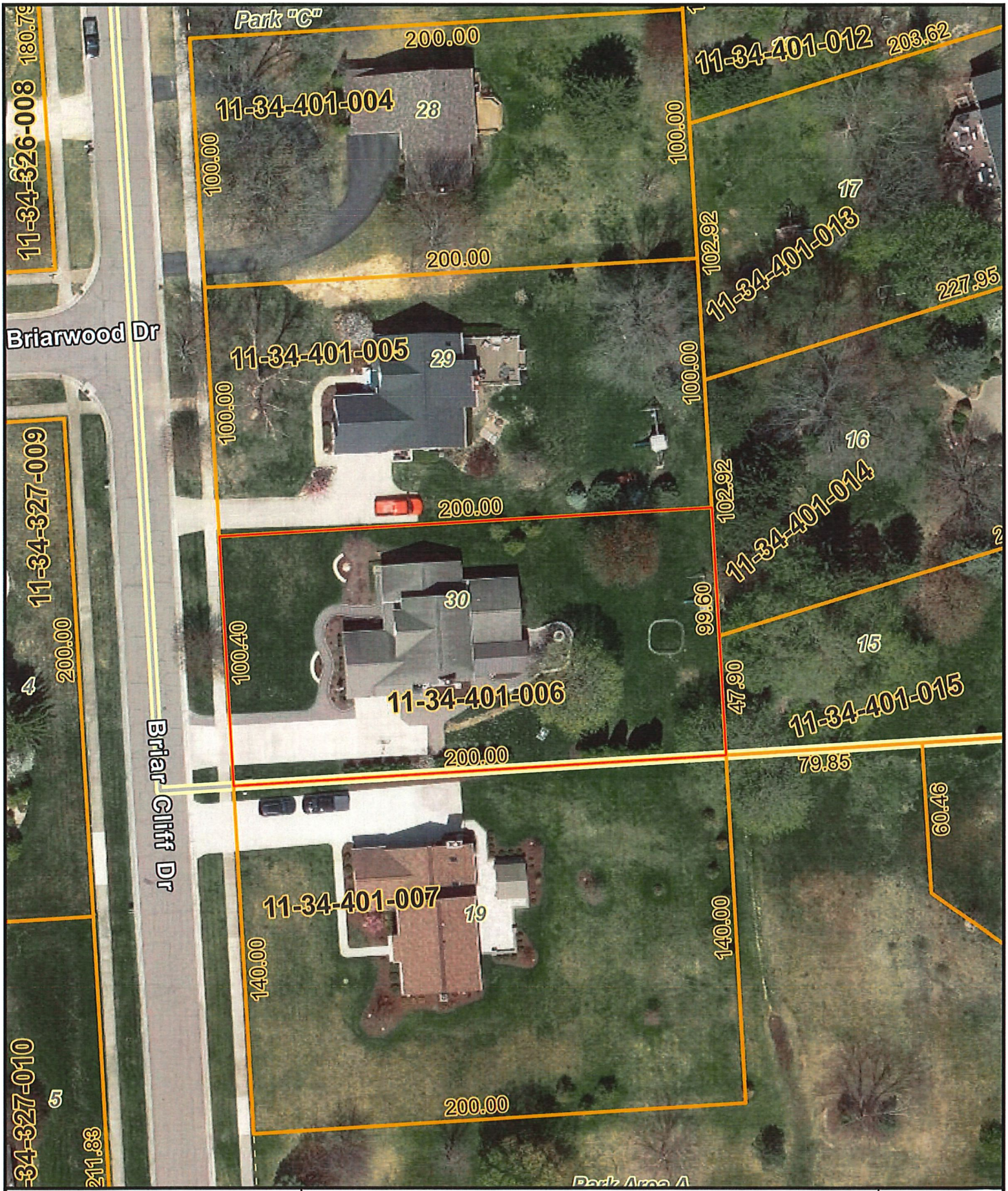
David Coulter
Oakland County Executive

Date Created: 7/30/2026

NORTH

1 inch = 200 feet

2679 Briar Cliff Dr



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OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

David Coulter
Oakland County Executive

Date Created: 7/30/2026

NORTH

1 inch = 50 feet

Note: Grab rail and ladder both bonded

Maintenance Notes: We will Sweep Streets daily. Silt fence will be placed for soil erosion control. Stock pile will be moved daily.

Property ID # 11-34 -401-006

Date 7/29/2026

Permit Drawing

Scale 1"=30'

N

Timing and Sequence:
1. Start Excavation for pool and patio End of July. Including rough grade. This will take 1-3 days.
2. 1-3 weeks from excavation Pour concrete or build patio This will take 1-3 days.
3. Home owner will be doing final grade between 1-4 weeks after the project is completed

Grade will be set at existing ground level and graded at a 2% slope away from pool area

Permanent Erosion and sediment control will be top soil seed and straw. Home owner will be doing final grade.

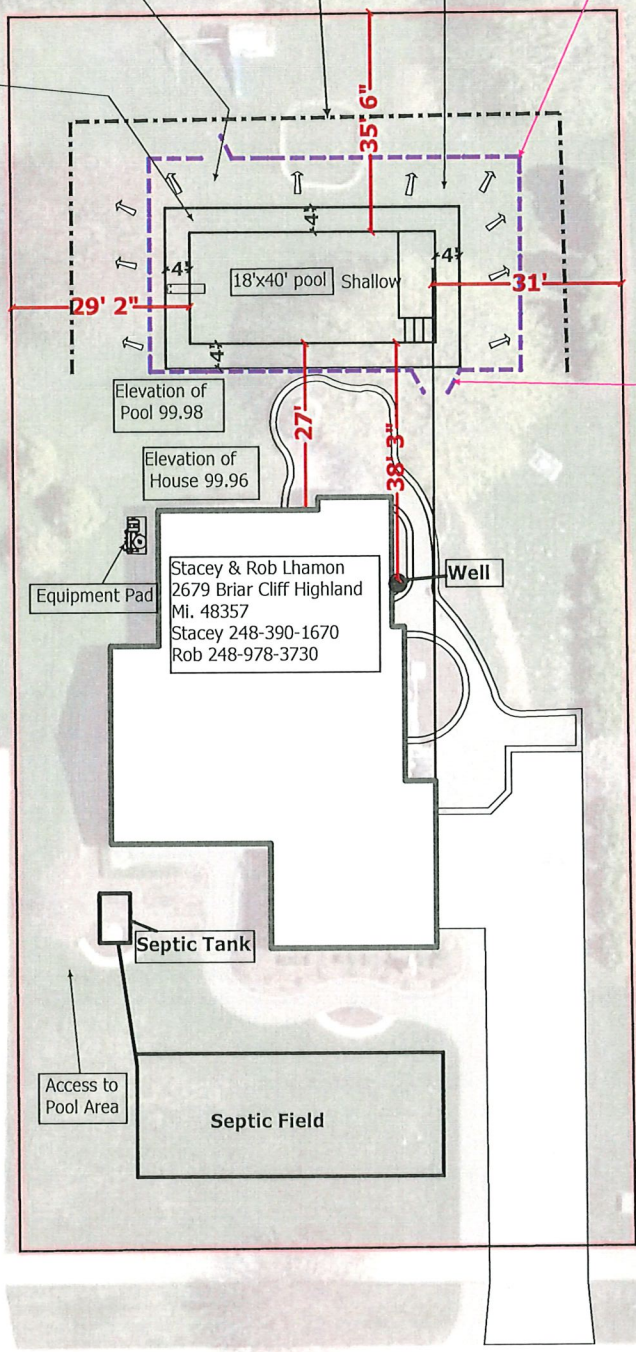
Silt Fence If Needed

No main drains, Skimmer suction only. VGB-ISPSC

Fence Meets Code: 2015 Michigan ISPSC Approved

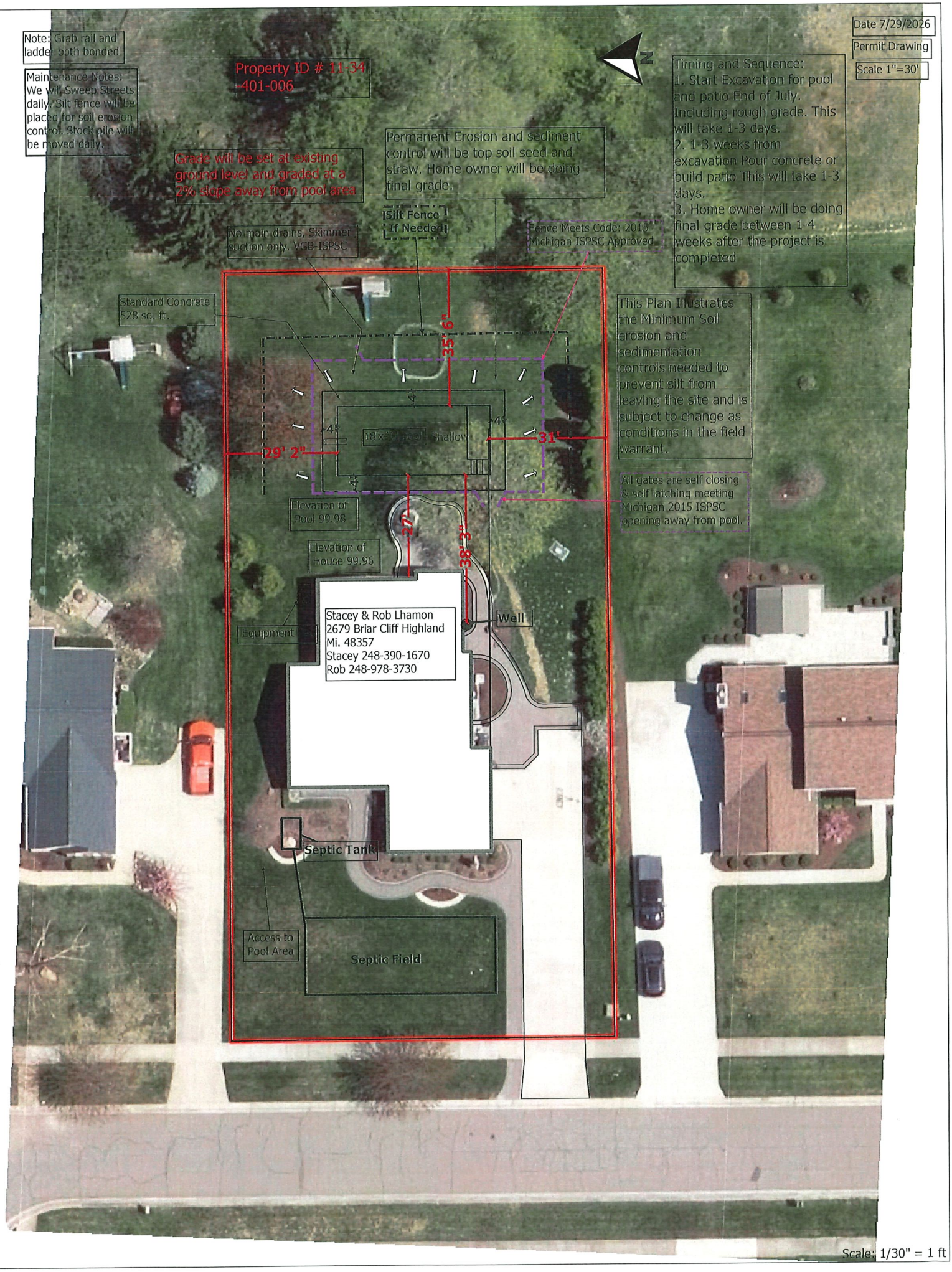
Standard Concrete 528 sq. ft.

This Plan Illustrates the Minimum Soil erosion and sedimentation controls needed to prevent silt from leaving the site and is subject to change as conditions in the field warrant.



All gates are self closing & self latching meeting Michigan 2015 ISPSC opening away from pool.

Scale: 1/30" = 1 ft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No main drains, Skimmer suction only. VGB-ISPSC
Fence Meets Code: 2015 Michigan ISPSC Approved
Standard Concrete 528 sq. ft.
This Plan Illustrates the Minimum Soil erosion and sedimentation controls needed to prevent silt from leaving the site and is subject to change as conditions in the field warrant.
35' 6"
31'
29' 2"
18'x40' pool Shallow
All gates are self closing & self latching meeting Michigan 2015 ISPSC opening away from pool.
Elevation of Pool 99.98
Elevation of House 99.96
27'
38' 3"
Stacey & Rob Lhamon
2679 Briar Cliff Highland
Mi. 48357
Stacey 248-390-1670
Rob 248-978-3730
Well
Equipment
Septic Tank
Access to Pool Area
Septic Field
Scale: 1/30" = 1 ft

LOT# 30

692772 XCUB

PU

Subdivision BAYVIEW

Sidwell# 11-34-401-006

OAKLAND COUNTY HEALTH DIVISION
1200 N. Telegraph Rd., Pontiac 48341
27725 Greenfield Rd., Southfield, 48076

06/06/94 10:11AM

CHECK $285.00

APPLICATION

FOR PERMIT TO INSTALL OR REPAIR
A SEWAGE DISPOSAL SYSTEM

(Township, Village, City) HIGHLAND No. 2679 Street BRIAR CLIFF DRIVE

New Home _____ No. of Bedrooms 3 Repair of System _____

Non-Residential Building Type _____ No. of Persons _____

Owner BIRCHWOOD BLD Co Address 8615 RICHARDSON City WALLED LAKE Zip 48390

Applicant BIRCHWOOD BLD Co Address 8615 RICHARDSON City WALLED LAKE Zip 48390

SIGNED: [signature] Date 5-17-94 Telephone No. 810-380-6174

SUBSOILS DATA: Make at least two borings into the soil about twenty-five (25) feet apart to at least a depth of seven and one-half feet in the area of the planned drain field. Soil borings for dry well installation must be at least twelve (12) feet deep.

Hole #1	Hole #2	Hole #3	Hole #4
24 In. Topsoil FILL	In. Topsoil	In. Topsoil	In. Topsoil
10 Ft. of CLAY	Ft. of	Ft. of	Ft. of
1 Ft. of SAND/CLAY	Ft. of	Ft. of	Ft. of
3 Ft. of SAND	Ft. of	Ft. of	Ft. of
Grnd. Water at ____ Ft.	Grnd. Water at ____ Ft.	Grnd. Water at ____ Ft.	Grnd. Water at ____ Ft.

BORING LOCATIONS MUST BE INDICATED ON ACCOMPANYING PLOT PLAN REPORTED SOIL CONDITIONS

CONFIRMED? YES ☒ NO ☐ Environmentalist [signature] Date 6-16-94

Two-Compartment Tank Recommended

PERMIT

Size of Septic Tank 1000 Gals; Lineal feet Drain Tile —; Trench width — In.;

Spacing C. to C. — Ft.; OR Drainage Bed consisiting of 1500 Sq. Ft. or _____ Drywells

of _____ Gals. each with _____ Ft. of stone totaling _____ Sq. Ft. of Absorption Area _____.

Stipulations are listed below. The location and system design are indicated on attached scaled drawing which is part of this permit.

1. Locate drain field: ROAD SIDE OF LOT 2. Cut all trenches _____ Ft. to _____

Cut Drainage Bed 50% / 100% 12 Ft. to SAND.

3. CALL FOR A CUTDOWN INSPECTION PRIOR TO BACKFILLING yes.

Date of Mid-Inspection 9/6/95 by [signature].

4. Backfill with Clean, Coarse Sand to Grade of Tile Field yes.

5. Other Describe: _____

If Denied, Indicate Reasons: _____

PERMIT: Approved ☒ Denied ☐ Hold ☐ Environmentalist [signature] JAW Date 7-5-94

ACT 53 - P.A. 1974 Requires the appliant to notify the public utilities prior to excavation.

THIS PERMIT IS VOID TWO (2) YEARS FROM DATE OF ISSUE

POST ON JOB

EHS-14-2 Rev. 6/87

Highland

DATE OF ISSUE 7/5/94

PERMIT No. 102470

FINAL INSPECTION

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) SEPTIC TANK

(1) Septic tank size 1000 gals. (2) Outlet "T: or "L: checked ✓ (3) Tank level ✓

(4) Tank/cover free of cracks ✓ (5) Outlet sealed 360° ✓ (6) Isolation distances:

(a) Well N/A (b) Foundation _____ Remarks: No well

(B) TILE FIELD

(1) Header level _____ (2) Header installed on compact sand _____ (3) Number of drain lines _____

(4) Drain line length _____ ft. (5) Footer _____ ft. (6) Total lineal _____ ft.

(7) Trench width _____ in. (8) 2" stone over and 6" under tile _____ (9) Stone clean _____

(10) Stone installed at least 4 ft. above water table _____ (11) Grade of tile lines not greater than 3"/100 ft. _____ (12) Cutdowns to required depth _____ Remarks: _____

(C) DRAINAGE BED

(1) Dimensions 30 ft. X 50 ft. (2) Total 1500 sq. ft. (3) Header level ✓

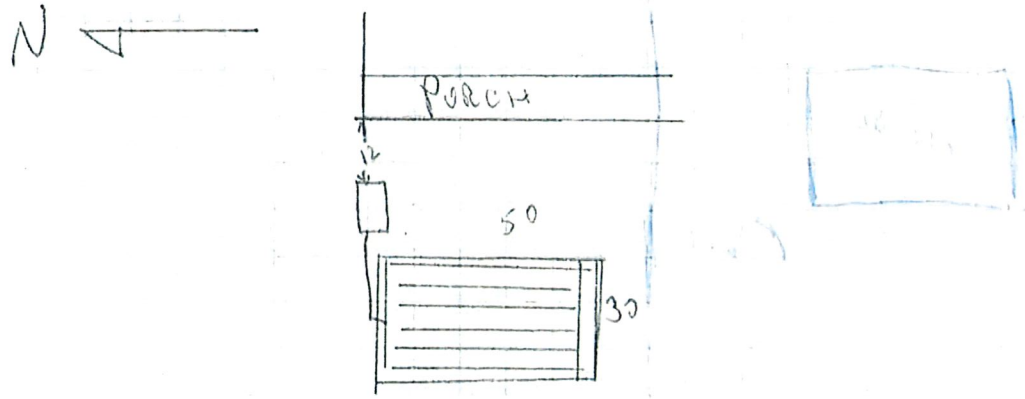
(4) Tile lines 6' on center 2-3 ft. from edge of bed ✓ (5) 2" stone over & 6" under tile ✓ (6) Stone clean ✓ (7) Cutdown depth approved ✓ (8) 2 ft. sand over shelf for cutdown installations ✓ (9) Proper sand fill ✓ (10) Stone installed 4 ft. above water table _____ Remarks: _____

(D) DRYWELLS

(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) 6" stone under _____

(3) Drainage slots open _____ (4) Stone 4 ft. above water table _____ Remarks: _____

Sketch plan of installation showing house, street, North, water well by X, any lake, stream and A, B, C, D above. Indicate isolation distances where applicable. Well installed: Yes or No _____ .



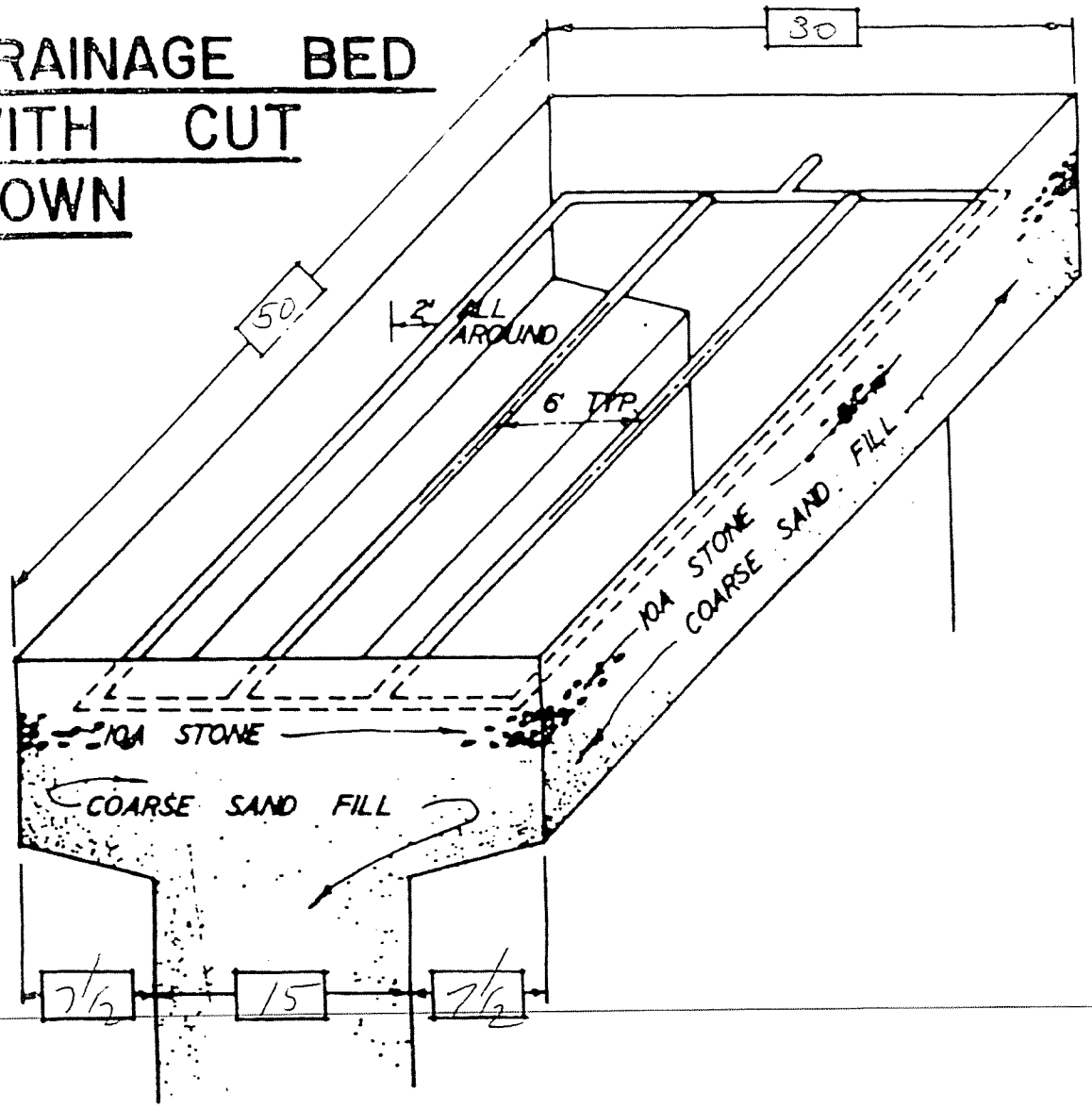
Approved X Disapproved _____ Date: 9/7/95

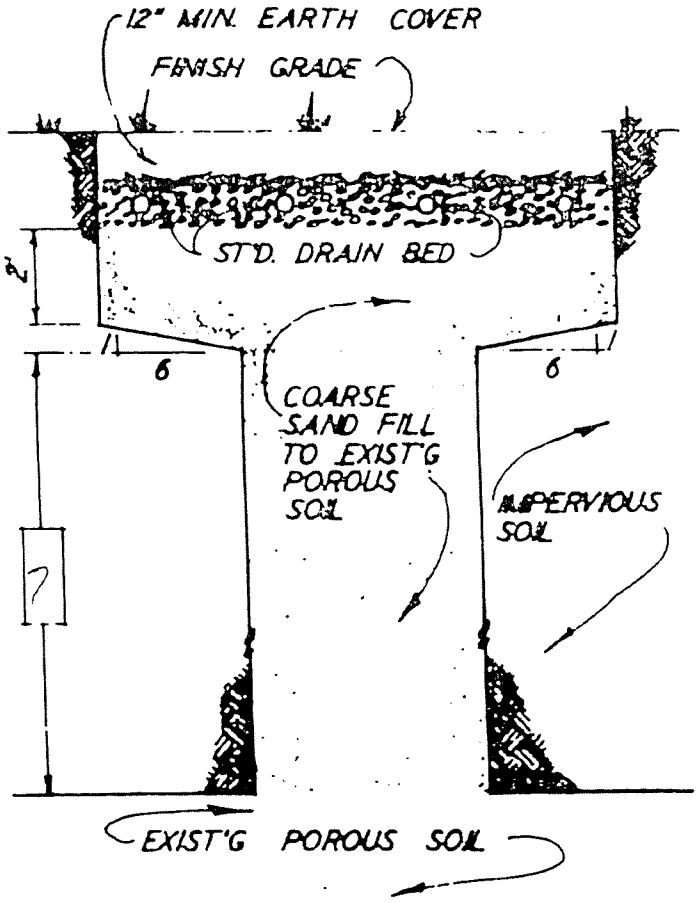
Installer Buffalo Const Environmentalist _____

PONTIAC OFFICE: 858-1312
1200 N. TELEGRAPH ROAD, PONTIAC

SOUTHFIELD OFFICE: 424-7191
27725 GREENFIELD ROAD, SOUTHFIELD

DRAINAGE BED WITH CUT DOWN





CROSS SECTION

SPECIFICATIONS:

1500 SQ. FT. DRAINAGE BED WITH 750 SQ. FT. CUT DOWN
12 FT. TO POROUS SOIL. NO. FT. TILE _____
EACH LINE _____ LONG.

OAKLAND COUNTY MICHIGAN

Charter Township of Highland (H) 11-34-401-006 Active

Print Layout: 2 per page

Print Date: Date:

2679 Briar Cliff Dr
Highland MI 48357-4968

View: Front

Structure: Primary

Photo Date: 04/09/2013



OAKLAND COUNTY MICHIGAN

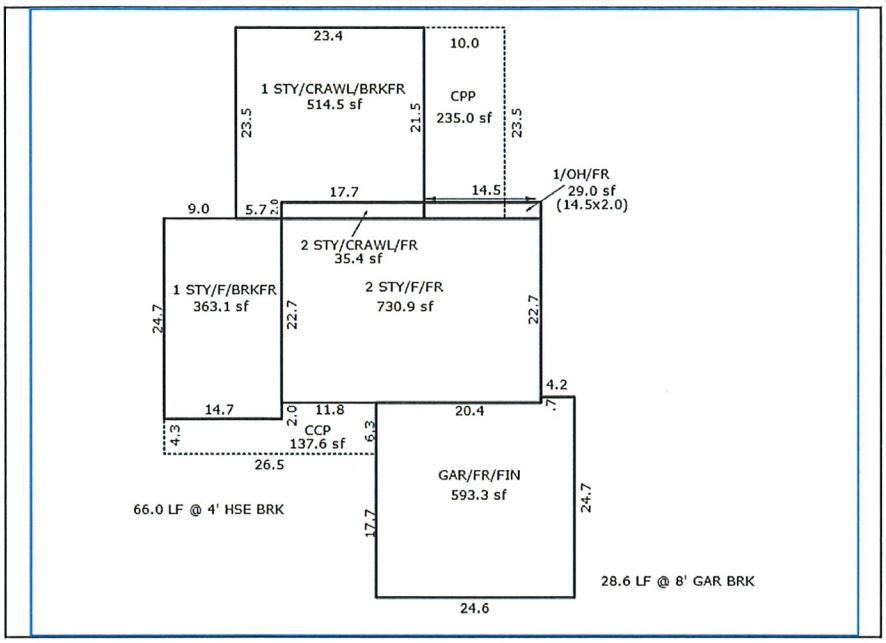
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page

PIN: 11-34-401-006

PRINT DATE: 7/30/2026



2679 BRIAR CLIFF DR HIGHLAND MI 48357-4968

3 beds / 4 full baths / 1 half baths / 2438 sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-34-401-006

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)	: ROBERT LHAMON & STACEY LHAMON
Postal Address	: 2679 BRIAR CLIFF DR HIGHLAND MI 48357-4968

Location Information

Site Address	: 2679 BRIAR CLIFF DR HIGHLAND MI 48357-4968		
PIN	: 11-34-401-006	Neighborhood Code	: K34
Municipality	: Charter Township of Highland		
School District	: 63220 HURON VALLEY SCHOOLS		
Class Code	: 407 Residential Condominiums		

Property Description

T3N, R7E, SEC 34 OAKLAND COUNTY CONDOMINIUM PLAN NO 794 BAYVIEW VILLAGE UNIT 30 L 13110 P 151 12-9-92 FR 451-017 & 018

Split/Combination Information

Added Status	: Added Parcel		
Added Date	: 04/27/1993	Added From	: FR 451-017 & 018

Most Recent Sale Since 1994

Date	: 11/20/2019		
Amount	: $304,000	Liber	: 53560:479
Grantor	: WILBUR A GARDNER TRNO 1 PATRICIA GARDNER TRNO 1	Grantee	: LHAMON, STACEY LHAMON, ROBERT

Next Most Recent Sale

Date	: 04/11/1996		
Amount	: $185,000	Liber	: 16218:190
Grantor	: #BIRCHWOOD BUILDING INC	Grantee	: GARDNER,WILBUR,A

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3 beds / 4 full baths / 1 half baths / 2438 sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

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Tax Information

Taxable Value	: $196,731	State Equalized Value	: $283,050
Current Assessed Value	: $283,050	Capped Value	: $196,731
Effective Date For Taxes	: 07/01/2026	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2025 Taxes		**2026 Taxes**	
Summer	: $4,294.32	Summer	: $4,395.95
Winter	: $2,154.30	Winter	:
Village	:	Village	:

Lot Information

Description	: ROLLING	Area	: 0.459 ACRES

Primary Structure

Structure	: Contemporary	Living Area	: 2438 SQ FT
Ground Floor	: 1643 SQ FT	Year Built	: 1995
Effective Year	: 2002	Remodel Year	: 2006
Stories	: 2 Story	Rooms	: 8
Bedrooms	: 3	Full Baths	: 4
Half Baths	: 1	Fireplaces	: 1
Ext Walls	: Brick/Siding	Basement	: YES - FULL
Garage	: ATTACHED - 2 car (592 SQ FT)	Heat	: Forced Heat & Cool
Fuel Type	: Gas	Central Air	: Yes

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT

Porch Information

Type	Area
CCP (1 Story)	137 SQ FT
CPP	235 SQ FT