MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: October 21, 2026
Re: ZBA26-19
2992 Venice
11-13-201-002
Applicant: A-Better Exterior LLC
Owner: John & Gaye Burton

The subject parcel is zoned LV– Lake and Village Residential. The total parcel size is approximately 0.682 acres, including water.

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 36 ft
Ordinary Highwater mark: 51 ft
Ordinary Highwater mark Deck: 39 ft
Side yards: 5 ft / 20 ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

A 14-foot variance from the calculated 51-foot ordinary highwater mark setback to 37-feet provided and a 2-foot variance form the calculated 39-foot ordinary highwater mark deck setback, for the construction of a covered porch and deck. This request is for a variance from Sec.9.02.D Schedule of Regulations of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan, elevations and floor plans. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Zoning Ordinance Sec. 9.02.

Highland Township

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

ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

Hearing Date: 10/21
Case Number: 26-19
Fee: $325.00
Date Applied: 9/1/26

APPLICANT NAME: A-BETTER EXTERIOR LLC.

PROPERTY OWNER NAME (if different): JOHN & GAYE BURTON

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

ORDINANCE SECTION(S) BEING APPEALED:

PROPERTY ADDRESS: 2992 VENICE ZIP: 48357

ZONING DISTRICT: LV PARCEL ID NUMBER: 11-13-201-002

DIMENSIONAL VARIANCE(S) BEING REQUESTED: SET BACK FROM WATER FROM 51'4 TO 37'4

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?

IRREGULAR SHAPE LOT WITH EXISTING BUILDING STRUCTURE ANGLED TOWARD SHORT LOT LINE ON SOUTHSIDE OF HOME. IT IS A LAKES & VILLAGES ZONE DISTRICT

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 WE HAVE ELIMINATED A SECOND STORY DECK WHICH A VARIANCE WAS ARROVED AND PROVIDE A LESS IMPACT ON SIDE YARD SET BACK AND A ARCHITECTURALLY MORE DESIRABLE WATERFRONT APPEARANCE

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 to119	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.

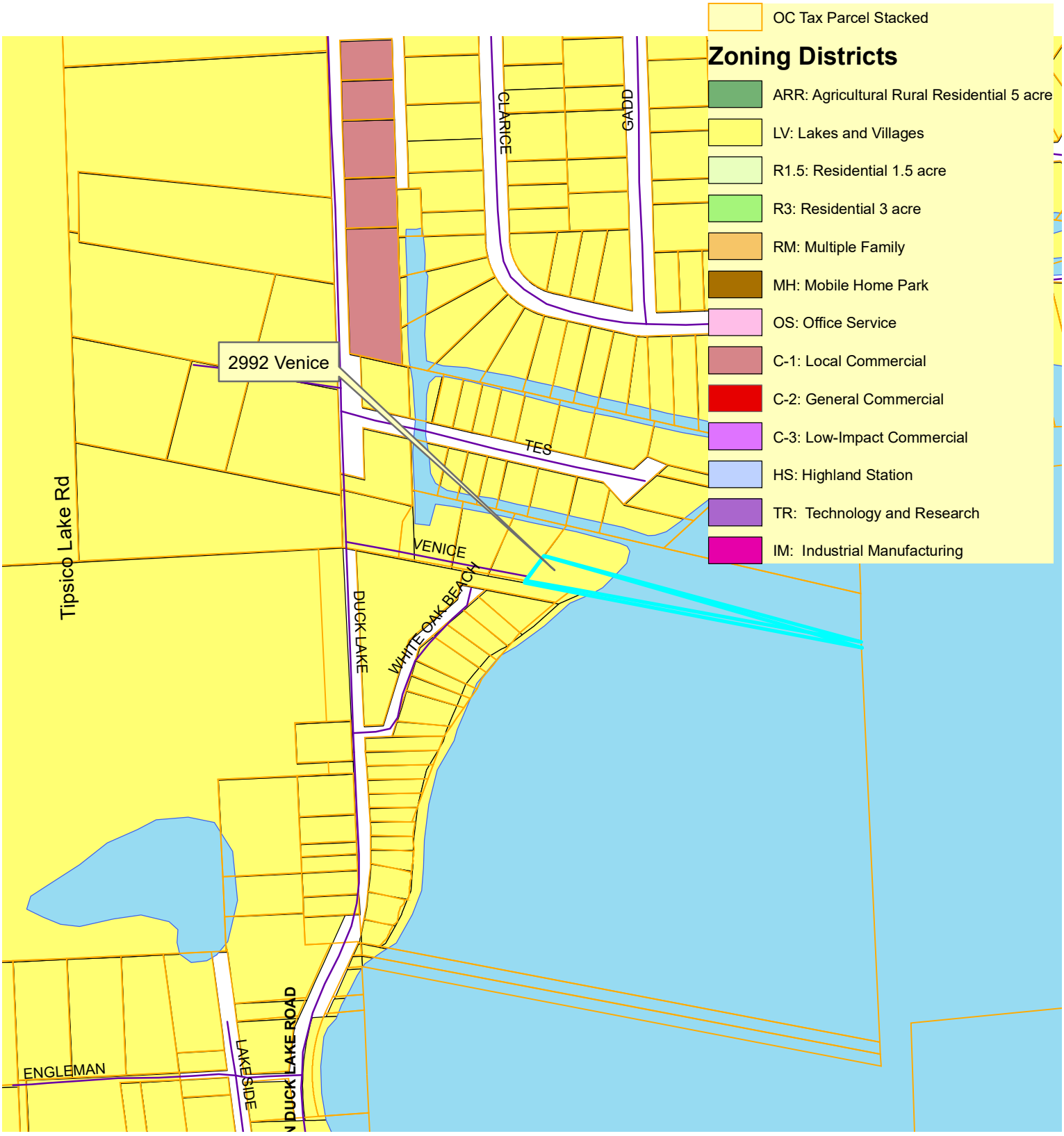
I. *Maximum Lot Coverage.* The maximum lot coverage for all building (principal and accessory) is as follows:

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



N

ENACTED: November 18, 2010

2992 Venice



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: 9/1/2026

NORTH

1 inch = 200 feet

2992 Venice



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

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OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

David Coulter
Oakland County Executive

Date Created: 9/1/2026

NORTH

1 inch = 50 feet

JOHN & GAYE BURTON

2992 VENICE

HIGHLAND MI. 48356

Markers

Well & Septic

Variance

set back

VENICE DR 30' WD

N

S

E

82.10'

2992 VENICE

WHITE OAK BEACH

SEPTIC SYSTEM

TANK

DRIVEWAY

22'

24'

15'

23'8"

GARAGE EXSISTING

160'

14'

38'

2 STORY EXSISTING

18'2"

41'6"

43'5"

EXISTING STONE WALL

SEPTIC SYSTEM

80'

NEW YORK

160'

48'

45'

6'

16'

21'

FUTURE LOCATION

37'

APPROX 70'

1" = 20'

SCALE

JB 12/2/25

JB 12/2/25

1/4=1' SCALE

1ST FLOOR

Existing walls

32'-6"

8"

BLOCK WALL

USE ALL EXSISTING ABOVE FLOOR JOIST TAKE OUT

GUEST BDRM

TUB

TUB

2'-8"

2'-6"

6'-8"

2'-4"

UTILITY RM

STOVE

REF

2'-8"

KITCHEN

2'-8"

3'-0"X3'-4"

3'-6"

STAIRS

14'-6"

3'-0"

(2) 1 3/4 X 11 1/4 LVL

6X6 POST

10'-6"

10'-0"

DINING

GREAT RM

8'-0"X6'-0"

USE ALL EXSISTING FLOOR JOIST ABOVE

8'-0"X6'-0"

DOOR

3'-0"

WINDOW

20'-6"

12'-0"

COVERED PORCH PROPOSED

MB 12/2/25

JB 12/2/25

1/4" = 1'

SCALE

2ND FLOOR

Existing walls

32-6

8-0

8-0 x 5-0

15-6 x 10-6 BD RM

5-0 x 5-0

2-8

SHOWER

2-8

2-6

2-8

STAIRS

DN

2-8

2-8

2-8

Window
Must be tempered
glass

2-0 x 2-0

2-8

2-8

2-8

2-0 x 2-0

Ref. to Elec. Plans
for Smoke Detectors

13-0 x 15-0 MSTR BD Rm

12-5 x 15-0 BD Rm

2-8

10-6

3-6

2-8 x 6-0

WINDOW
6-0 PATIO DR.

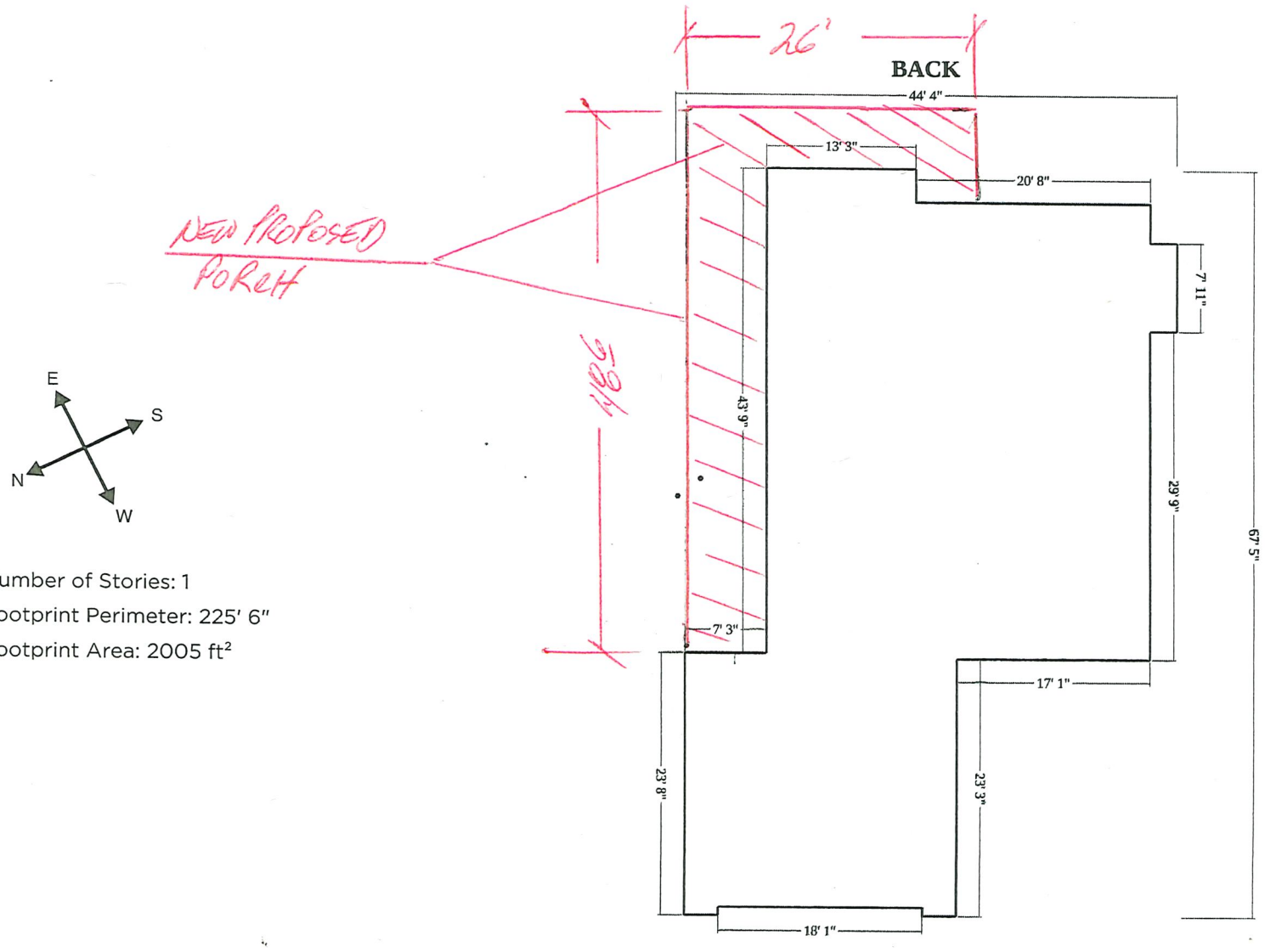
WINDOW
6-0 PATIO DOOR

~~5 X 14 DECK~~
~~ELIMINATE DECK~~
~~VARIANCE~~

~~5 X 12 DECK~~
ELIMINATED DECK
COVERED PORCH PROPOSED

2992 Venice, MI

FOOTPRINT



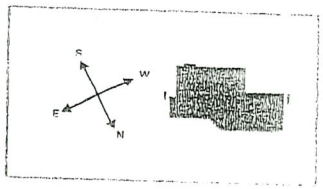
Number of Stories: 1

Footprint Perimeter: 225' 6"

Footprint Area: 2005 ft²

A-BETTER
EXTERIOR, LLC

2992 Venice, MI
LEFT





1/8 = 1'

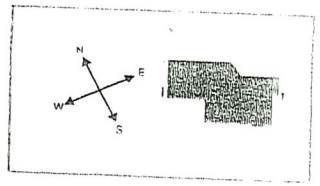
SCALE

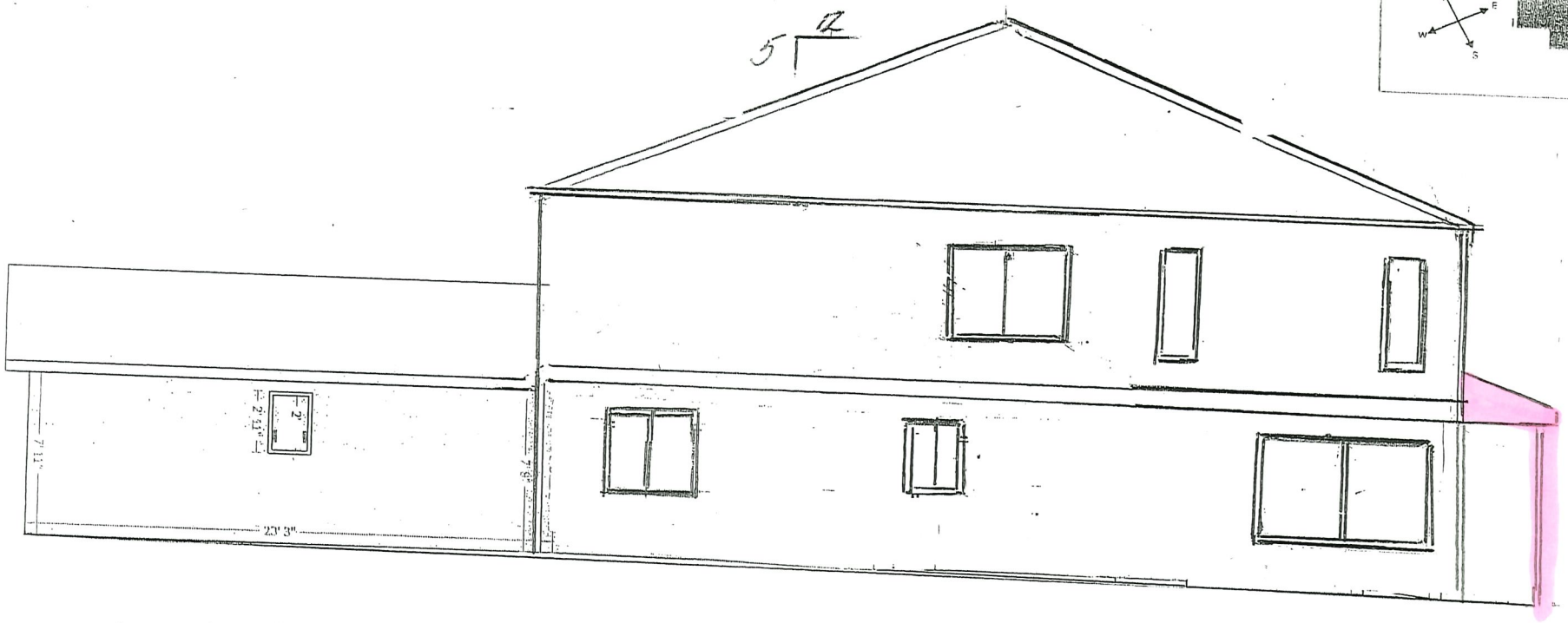
NORTH ELEVATION

A-BETTER EXTERIOR, LLC

2992 Venice, MI

RIGHT





1/8 = 1'

SCALE

SOUTH ELEVATION

2992 Venice, MI

BACK



3/16 = 1'

SCALE

EAST ELEVATION

Facts and Findings:
This parcel is exceptionally narrow.
The proposed structure will encroach into the side yard setbacks no more than the current residence.
This request is the minimum necessary.
This request is consistent with the surrounding neighborhood.
This request will not be detrimental nor alter the essential character of the neighborhood.

Roll Call Vote: Mr. Eichinger-yes, Mr. Hoffman-yes, Mr. Raimondo-yes, Mr. Zeolla-no, Mr. Gerathy-yes, Mr. Borg-no, Mr. Childs-yes (5 yes votes, 2 no votes). The motion passed and the variance request was approved.

2. CASE NUMBER: 25-13
ENFORCEMENT:
ZONING: LV – Lake and Village Single-Family Residential District
PARCEL #: 11-13-201-002
PROPERTY ADDRESS: 2992 Venice
APPLICANT: A-Better Exterior – Marc Weiler
OWNER: John & Gaye Burton
VARIANCE REQUESTED: A 12-foot variance from the calculated 51-foot ordinary high-water mark setback to 39-feet provided.
(Sec. 9.02.D.)
This request is for a reduction of the ordinary high-water mark setback for the construction of a second story covered deck and gable.

Chair Gerathy introduced the case and asked if the applicant was present and, if so, to please step up to the podium.

Discussion from the Applicant:
Marc Weiler, applicant, resident of Highland, and representative for the property owner, reviewed the case noting that this request will not obstruct the viewshed for any of the neighbors, and it is a minimal request.

Discussion from the Public:
Mr. Gerathy read into record a letter of support from Robert Kast, 2974 Tes Dr.

Discussion from the Board:
Mr. Hoffman stated that this request will not impede the view of the water and will enhance the home and the neighborhood.
Mr. Raimondo asked if this home will be a summer cottage or a permanent home for the property owners.
Mr. Weiler stated that they plan to live there full-time once the renovations are complete. Mr. Raimondo stated that this is a unique parcel, the request is the minimum necessary and would not have any negative impact on the neighborhood.
Mr. Borg noted that this request would not pose a risk to the health, safety, or welfare to the community and would be an aesthetic improvement to the community.
Mr. Eichinger asked for clarification of the construction plan. Mr. Weiler stated that the permit request would include a new roof for the entire house. Mrs. Littlebear stated that approving this variance request would include new construction for the entire roof since the rest of the roof is farther from the ordinary high-water mark than this new section.

Motion:
Mr. Borg made a motion in Case #25-13, parcel # 11-13-201-002, commonly known as 2992 Venice, to approve a 12-foot variance from the calculated 51-foot ordinary high-water mark setback to 39-feet provided for the construction of a second story covered deck and gable. Mr. Childs supported the motion.

Facts and Findings:
This parcel is substandard in depth.
This request is the minimum necessary.
This request is consistent with the surrounding neighborhood.
This request will not be detrimental nor alter the essential character of the neighborhood.
The practical difficulties on this parcel are not self-created.

Roll Call Vote: Mr. Eichinger-yes, Mr. Hoffman-yes, Mr. Raimondo-yes, Mr. Zeolla-yes, Mr. Gerathy-yes, Mr. Borg-yes, Mr. Childs-yes (7 yes votes). The motion passed and the variance request was approved.

Additional Discussion from the Board:
Mr. Zeolla asked the applicant if they would like a Final Decision tonight to apply for permits in the next couple of days. Mr. Gerathy explained that with a unanimous approval, the ZBA members can sign the form to allow applicants to apply for permits right away instead of waiting for the minutes from this meeting to be approved at the next ZBA meeting. Mr. Weiler stated that they will not need to apply for the permit right away as they were waiting for an approval from the ZBA to finalize the construction drawings and a few other elements of the project.

3. CASE NUMBER: 25-14
ENFORCEMENT:
ZONING: IM – Industrial Manufacturing District
PARCEL #: 11-22-176-016
PROPERTY ADDRESS: 828 N Milford Rd
APPLICANT: Deanna Bueno
OWNER: Bueno Investment Group LLC
VARIANCE REQUESTED: A 10-foot variance from the required 20-foot north side yard setback to 10-feet provided.
(Sec. 4.15.)
This request is for a reduction of the north side yard setback for the construction of a commercial accessory structure.

Chair Gerathy introduced the case and asked if the applicant was present and, if so, to please step up to the podium.

Discussion from the Applicant:
Deanna Bueno, applicant and property owner, stated that she and her husband purchased the property in March 2024. She noted that the structures on this parcel were in place when she bought it and that this shed is aligned with the pole barn to the rear. She further stated that it would be difficult and expensive to move.

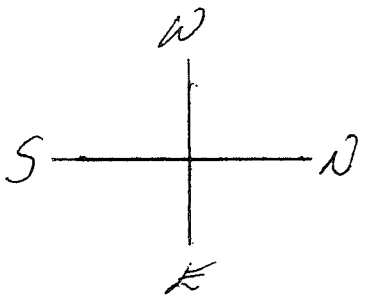
Discussion from the Public:
No public comment offered.

Discussion from the Board:
Mr. Gerathy asked if the applicant knew the structure was not approved when they purchased the property. Mrs. Bueno stated that she did not.
Mr. Borg asked about the pole barn construction and approval. Mrs. Littlebear stated that the previous owners began construction of the pole barn during Covid without permits and when they were caught doing work without permits, they came in to apply and found that they had to request a variance. That variance was applied for and approved for the pole barn only. The previous owners then built the shed without permits and were not caught until the new owners applied for their site plan review with the Planning Commission. The applicant is now trying to bring the shed into compliance with township regulations.
Mr. Borg asked about the food truck on the site. Mrs. Littlebear stated that the Planning Commission

JOHN & GAYE BURTON

2992 VENICE

HIGHLAND MI. 48356



ZONED LV

Appears To per ZBA 25-13

MEET ORDINANCE REQUIREMENTS

Interior Remodel w/2nd Story Covered Deck w/Gable and DATE 12/8/25

Gable over north deck

THESE PRINTS HAVE BEEN APPROVED SUBJECT TO FIELD INSPECTION BY THE BUILDING DEPARTMENT OF HIGHLAND TOWNSHIP

INSPECTOR/PLAN REVIEWER

1" = 20'

SCALE

PERMIT # PB25-0644

ADDRESS 2992 Venice

NP

LOT# 10

Subdivision Villa Nova Sub.

Sidwell# 11-13-201-002

504167 (4e)

OAKLAND COUNTY HEALTH DIVISION
1200 N. Telegraph Rd., Pontiac, 48053
27725 Greenfield Rd., Southfield, 48076

05/08/90 10:10AM 0008#8169
CHECK $45.00

APPLICATION

FOR PERMIT TO INSTALL OR REPAIR A SEWER DISPOSAL SYSTEM

(Township, Village, City) Highland No. 2992 Street Venice

New Home — No. of Bedrooms 4 Repair of System yes

Non-Residential Building Type — No. of Persons

Owner Dave Waddington Address 2992 Venice City Highland Zip 48031

Applicant Tim Brendel Address 5450 GRASS LK City Milford Zip 48042

SIGNED: Tim Brendel (CB) Date 5-4-90 Telephone No. 887-2116

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
6 In. Topsoil	In. Topsoil	In. Topsoil	In. Topsoil
6 Ft. of SAND	Ft. of	Ft. of	Ft. of
Ft. of	Ft. of	Ft. of	Ft. of
Ft. of	Ft. of	Ft. of	Ft. of
Grnd. Water at 3 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 5-14-90

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 2000 As much as possible 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: AREA OF PERC (ONLY SPACE AVAILABLE) 2. Cut all trenches Ft. to

Cut Drainage Bed 50% / 100% Ft. to

3. CALL FOR A CUTDOWN INSPECTION PRIOR TO BACKFILLING

Date of Mid-Inspection 7/25/90 by K. DeMaus 312 Approx. 1200 ft

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

5. Other Describe: DO NOT ENCROACH ON THE LOT GOES ANY CLOSER THAN OLD SYSTEM, ALSO WELLS. KEEP SYSTEM ABSOLUTELY AS HIGH AS POSSIBLE

This repair permit DOES NOT apply to any addition or expansion to the existing building

PREVAILING SMALL SIZED LOT, OR POOR SOIL QUALITY WILL LIMIT THE SERVICE OF THE INSTALLATION. THIS REPAIR PERMIT IS ISSUED WITHOUT ASSURANCES FOR A NORMAL USE PERIOD

If Denied, Indicate Reasons:

PERMIT: Approved ☑ Denied ☐ Hold ☐ Environmentalist [signature] 161 Date 5-14-90 (8)

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

DATE OF ISSUE 5-14-90 Highland

PERMIT No. 094938

EHS-14-2 Rev. 6/87



INSTRUCTIONS: SCALED PLOT PLAN FOR PERMIT NO. 094938

Sec. 3.2, Article III "Sanitary Code", Oakland County Health Division requires scaled plot plan providing the following information.

(1) Lot Size 120-90 X 150 (2) North _____ (3) Fronting Roads Venice (4) Grade Changes _____

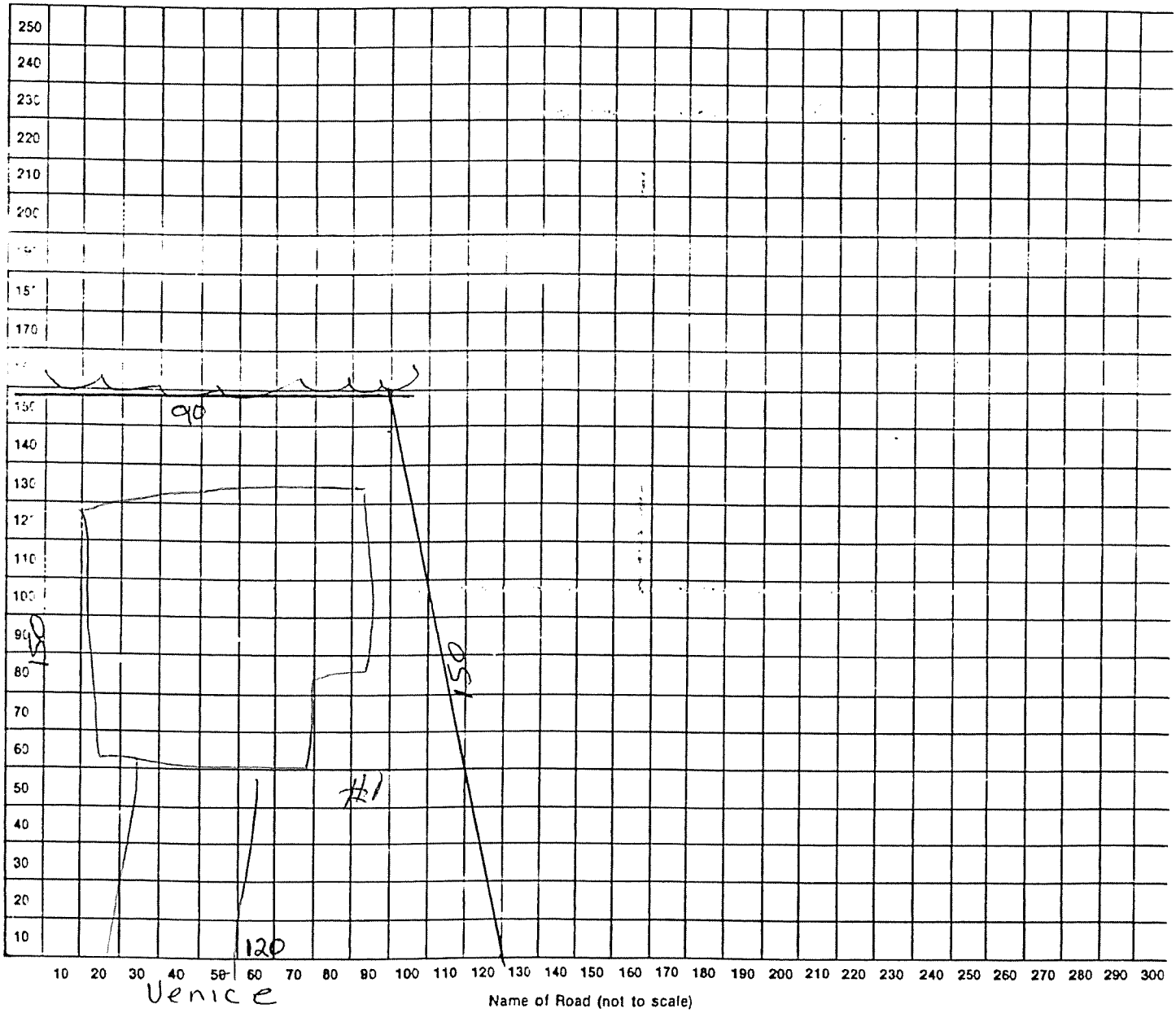
(5) Any Easements _____ (6) Building Location, Size _____ (7) Water Well Location _____

(8) Septic Tank, Drain Field _____ (9) Water and Septic Tank Systems — Adjoining Properties _____

(10) Fronting Lake-Stream _____ (11) Driveway _____ (12) Utility Lines _____

Please Note: Subject property will be identified by boundary markers.

Recommended Scale ¼" = 10' — If otherwise, please indicate.



EHS 14-3(3/87)

Lot No. 10 Subdivision Villa Nova Signed Jim Blendel (B)

City, Village, Township Highland Date 5-1-90

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) SEPT. TANK

(1) Septic Tank Size 1000 EXIST gals. (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 ¼" to ½" _____ (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 ~29 ft. x 50 ft. (2) Total ~1200 sq. ft. (3) Distribution box level, footings below frost — (4) Header level ✓ (5) Number of tile lines 7 (6) Length of tile lines 5-80 ft.

(7) Footer 38 ft. (8) Total ~180' ft. (9) 2" 6-A stone over ✓ 10 ¼" to ½" spacing — (11) Proper joint covering — (12) 6", 6-A stone under tile ✓ (13) At least 2 ft. sand, of total area (2) under stone ✓ (14) Does installation comply with plan accompanying permit? YES

(15) If not, explain in remarks: _____

(D) DRY WELL(s)

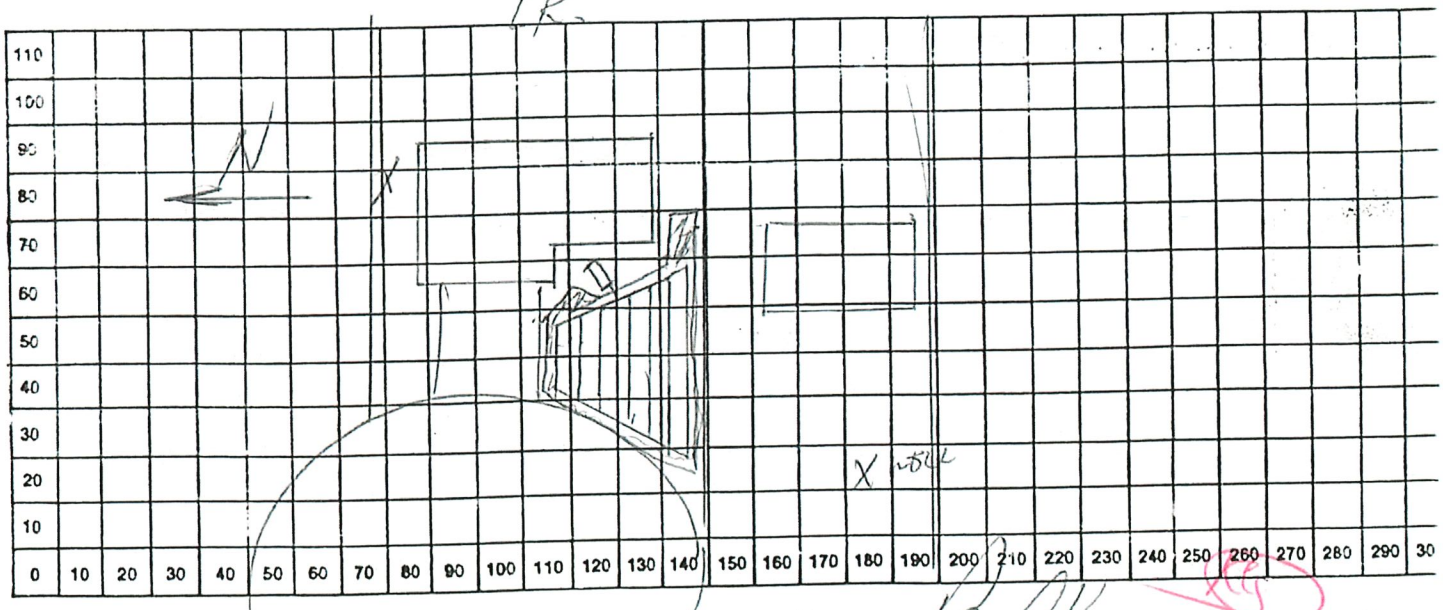
(1) To calculate the effective absorption area of one rectangular dry well, measure the two sides and the two ends of the excavated area and multiply the sum of these four sides by the water depth of the well + 6 inches. Side _____ ft., end _____ ft., depth _____ ft. Absorption area _____ sq. ft. No. of wells _____. Total absorption area _____ sq. ft.

(1) 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.

(2) 6-A stone, sides _____ in, ends _____ in. (3) Drainage openings, sides _____, ends _____

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

Indicate isolation distances where applicable. Scale ¼" = 10'). (House not to scale).



Installer T Hanton Approved (Environmentalist or Other) _____ Date 8-1-90

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OAKLAND COUNTY MICHIGAN

Charter Township of Highland (H) 11-13-201-002 Active

Print Layout: 2 per page

Print Date: Date:

2992 Venice
Highland MI 48356-2438

View: Front

Structure: Primary

Photo Date: 04/08/2013



OAKLAND COUNTY MICHIGAN

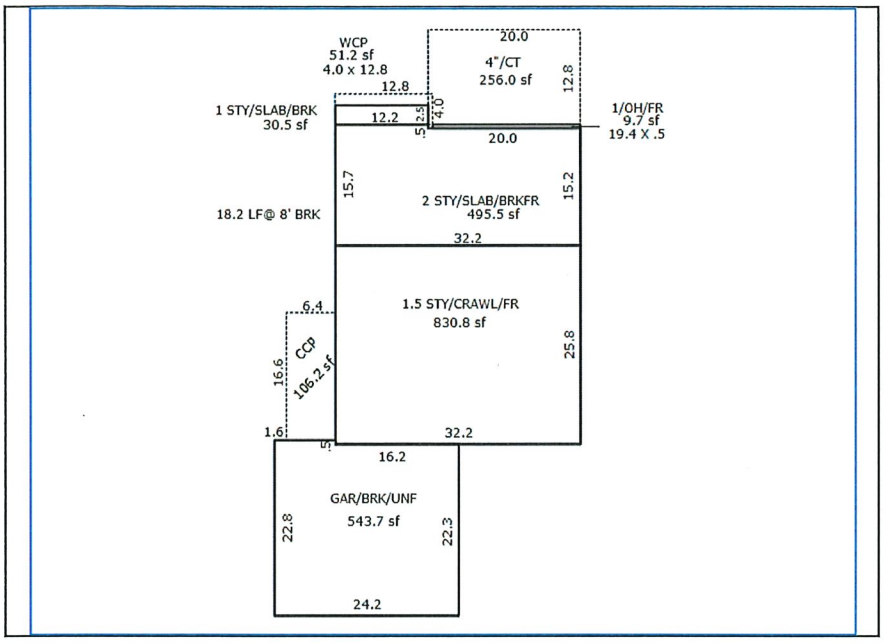
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page

PIN: 11-13-201-002

PRINT DATE: 9/1/2026



2992 VENICE HIGHLAND MI 48356-2438

4 beds / 1 full baths / 1 half baths / 2280 sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-13-201-002

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)	: JOHN H BURTON TRUSTEE
Postal Address	: 60527 TOWN SQUARE ST NEW HUDSON MI 48165-9651

Location Information

Site Address	: 2992 VENICE HIGHLAND MI 48356-2438		
PIN	: 11-13-201-002	Neighborhood Code	: LWS
Municipality	: Charter Township of Highland		
School District	: 63220 HURON VALLEY SCHOOLS		
Class Code	: 401 Residential - Improved		

Property Description

T3N, R7E, SEC 13 PART OF NE 1/4 BEG AT PT DIST S 78-00-00 E 462.40 FT FROM S 1/4 COR OF SEC 12, TH S 78-00-00 E 857.60 FT, TH N 72-52-00 W 824.92 FT, TH S 38-00-00 E 82.10 FT TO BEG 0.73 A

Most Recent Sale Since 1994

Date	: 04/20/2023		
Amount	: $1	Liber	: 58599:093
Grantor	: BURTON, JOHN BURTON, GAYE	Grantee	: BURTON TRUST

Next Most Recent Sale

Date	: 04/20/2023		
Amount	: $500,000	Liber	: 58594:764
		Grantee	: BURTON, JOHN
Grantor	: WADDINGTON, SCOTT		BURTON, GAYE

2992 VENICE HIGHLAND MI 48356-2438

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OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-13-201-002

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Tax Information

Taxable Value	: $272,872	State Equalized Value	: $285,500
Current Assessed Value	: $285,500	Capped Value	: $272,872
Effective Date For Taxes	: 07/01/2026	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 0%	Winter Principal Residence Exemption Percent	: 0%
2025 Taxes		**2026 Taxes**	
Summer	: $10,664.80	Summer	: $10,911.56
Winter	: $3,105.22	Winter	:
Village	:	Village	:

Lot Information

Description	: LEVEL	Area	: 0.682 ACRES

Primary Structure

Structure	: CapeCod	Living Area	: 2280 SQ FT
Ground Floor	: 1358 SQ FT	Year Built	: 1948
Effective Year	: 1969	Remodel Year	: 1964
Stories	: 2 Story	Rooms	: 9
Bedrooms	: 4	Full Baths	: 1
Half Baths	: 1	Fireplaces	: 1
Ext Walls	: Block	Basement	: NO - CRAWL SPACE
Garage	: ATTACHED - 2 car (544 SQ FT)	Heat	: Forced Air w/ Ducts
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT

Porch Information

	Type	Area
	CCP (1 Story)	106 SQ FT
	WCP (1 Story)	51 SQ FT