Highland Township

MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: October 21, 2026
Re: ZBA26-20
2844 Rose Center
11-01-127-026
Applicant: Nina Janies
Owner: Nina Janies

The subject parcel is zoned R1.5– Single Family Residential. The total parcel size is approximately 0.413 acres.

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 50 ft
Rear yard: 50 ft
Side yards: 30 ft / 30 ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

A 14-foot variance from the required 30-foot side yard setback to 16-feet provided for the construction of a green house. This request is for a variance from Sec.4.15 table & 4.1 Schedule of Regulations of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan and elevations. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Zoning Ordinance Sec. 4.06.

Highland Township

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

ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

Hearing Date: 10/21/26
Case Number: 26-20
Fee: $325.00
Date Applied: 9/1/26

APPLICANT NAME: Nina Janies

PROPERTY OWNER NAME (if different): _____

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

ORDINANCE SECTION(S) BEING APPEALED: Section 4.15 (Schedule of Regulations, R-1.5) and Section 8.03(A) (Accessory Structures and Uses)

PROPERTY ADDRESS: 2844 East Rose Center, Highland, MI ZIP: 48356

ZONING DISTRICT: R-1.5 PARCEL ID NUMBER: 11 - 01 - 127 - 026

DIMENSIONAL VARIANCE(S) BEING REQUESTED:
Variance from the required 30-foot side yard setback for an 8-foot by 10-foot (80 sqare feet) greenhouse accessory structure. The requested setback is 16 feet from the applicable side property line, requesting a 14-foot reduction from the required 30-foot setback.

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?

The property at 2844 East Rose Center is a 100-foot-wide by 180-foot-deep residential lot, zoned as R-1.5. This zoning subjects the lot to a required 30-foot side yard setback for accessory structures. This results in a 40-foot-wide area between the required side setbacks, which is also further constrained by the locations of the existing septic system and drain field, as well as the existing residence and attached deck. The septic system occupies a significant portion of the rear area of the property and limits where an accessory structure can be reasonably located without interfering with the existing septic system. The size of the property and its zoning requirements ultimately create the practical difficulty.

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

The proposed greenhouse has been intentionally limited to a small footprint and the proposed location was selected after considering the available portions of the property. Relocating the structure to either side of the property would place it within the required side yard setback. The rear portion of the property is substantially constrained by the existing septic system and drain field. The proposed location therefore represents the most reasonable location for the greenhouse given the existing physical conditions of the property.

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. The request is based on the physical characteristics and existing conditions of the property, including the 100-foot-wide lot width, required side yard setbacks, existing residence, and location of the exisiting septic system and drain field.

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

No. The physical characteristics and existing configuration of the property were not created by the current owner. The lot's size, existing residence, and septic system/drain field are existing conditions of the premises.

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

No. The proposed 80-square-foot greenhouse accessory structure is intended for residential gardening use. It will not create additional dwelling space, traffic, noise, or other activity that could affect neighboring properties.

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

No. The proposed greenhouse is a small accessory structure that is consistent with the residential character and intended accessory use of the property. Its limited size and residential gardening purpose will not materially alter the appearance or character of the surrounding neighborhood.

7. Will the proposed variance be the minimum necessary?

Yes. The proposed greenhouse is limited to 80 square feet and the requested variance is limited solely to the minimum side yard setback relief necessary to locate the structure on the property.

Sec. 4.15. Schedule of Regulations.

TABLE 4.1. SCHEDULE OF REGULATIONS

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

IM (O)	30,000 sq. ft. (N)	150 ft.	2	30	75 ft. (F)	20 ft.	40 ft.	40 ft.	65 ft.	30%	N/A

A. For residential principal and accessory structures, the structure shall be designed so that firefighters can access the roof at multiple locations by means of a standard fire ladder.

B. For non-residential accessory structures, the maximum building height shall be subject to the same height requirement as a principal structure.

C. Non-residential accessory buildings, structures and uses shall be subject to the same setback requirements as a principal building structure, or use. A non-residential accessory building, structure or use shall not occupy more than twenty-five percent (25%) of the total gross floor area of the principal building in which it serves, except that the Technology and Research District shall be limited to fifteen percent (15%).

D. Septic systems in all districts are subject only to the setbacks established by the Oakland County Health Division.

E. Any structure, yard, pen, or other area where farm animals are kept must be setback fifty (50) feet from any residential building or structure on the same lot and fifty (50) feet from any building or structure on an adjacent lot. Animal owners are liable for damage their animals may inflict on neighboring properties, and are advised to maintain a suitable setback from the property line, considering the behavior of their animals and the nature of the adjoining properties.

F. For parcels fronting on M-59, a minimum setback of one hundred (100) feet shall be required.

G. For lots fronting major thoroughfares, the front yard setback shall be increased by fifty (50) feet.

H. Refer to Section 9.02 for Lake and Village Residential District regulation.

I. Refer to Section 9.03 for Multiple-family Residential regulations.

J. Refer to Section 9.04 for Manufactured Home Park District regulations.

K. Refer to Section 9.05 for Highland Station District regulations.

L. Minimum buildable area shall be 2 acres. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.

M. Minimum lot size and buildable area shall be 65,000 square feet. The buildable area shall be of such configuration to permit construction of a house, septic system and reserve septic system.

N. Minimum lot size and buildable area shall be 30,000 square feet. The buildable area shall be of such configuration to permit construction of the principal structure, septic system and reserve septic system.

O. Refer to Section 9.06 for additional regulations for the Technology and Research District and the Industrial Manufacturing District.

P. Corner and through lots have two front yards. The two remaining yards are considered side yards. Corner lots will have a rear yard if the parcel is large enough to be divided.

Q. Refer to Section 10.13 for Yard Setback Exceptions relative to temporary Farm Market Structures.

R. For accessory buildings and structures in the ARR and R-3 Zoning District, the rear yard setback shall be fifty (50) feet.

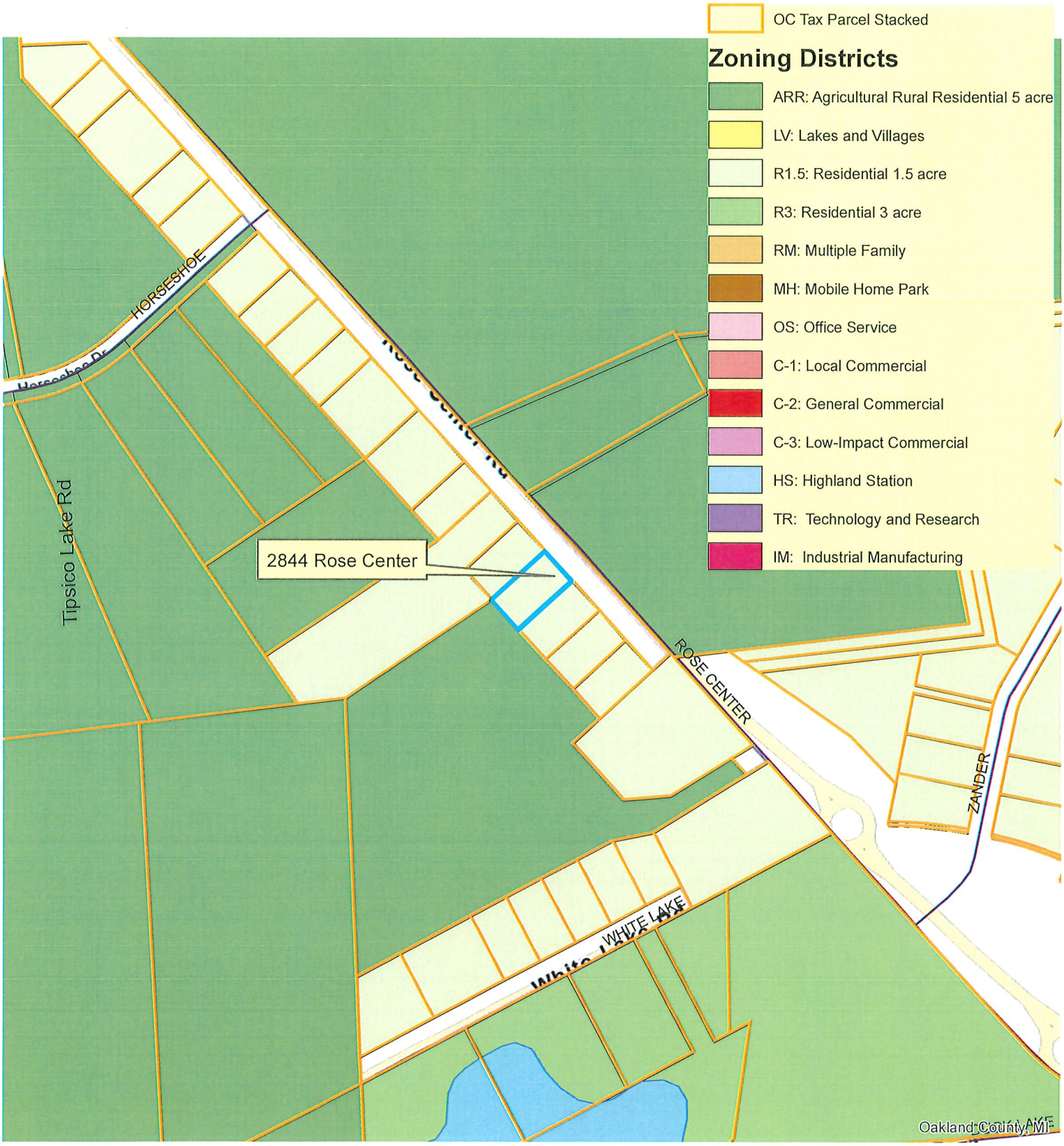
S. Side and rear setbacks shall be doubled along lot lines adjacent to residentially zoned and used properties.

T. A minimum twenty-five (25) foot landscape buffer is required along lot lines adjacent to residentially zoned and used properties. No outdoor activities are permitted in this space.

U. Maximum lot coverage shall not exceed thirty (30) percent except that the aggregate of greenhouses and self-storage may cover forty (40) percent of the lot, provided no single building exceeds five thousand (5,000) square feet.

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

CHARTER TOWNSHIP OF HIGHLAND
ZONING MAP



N

ENACTED: November 18, 2010

2844 Rose Center



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

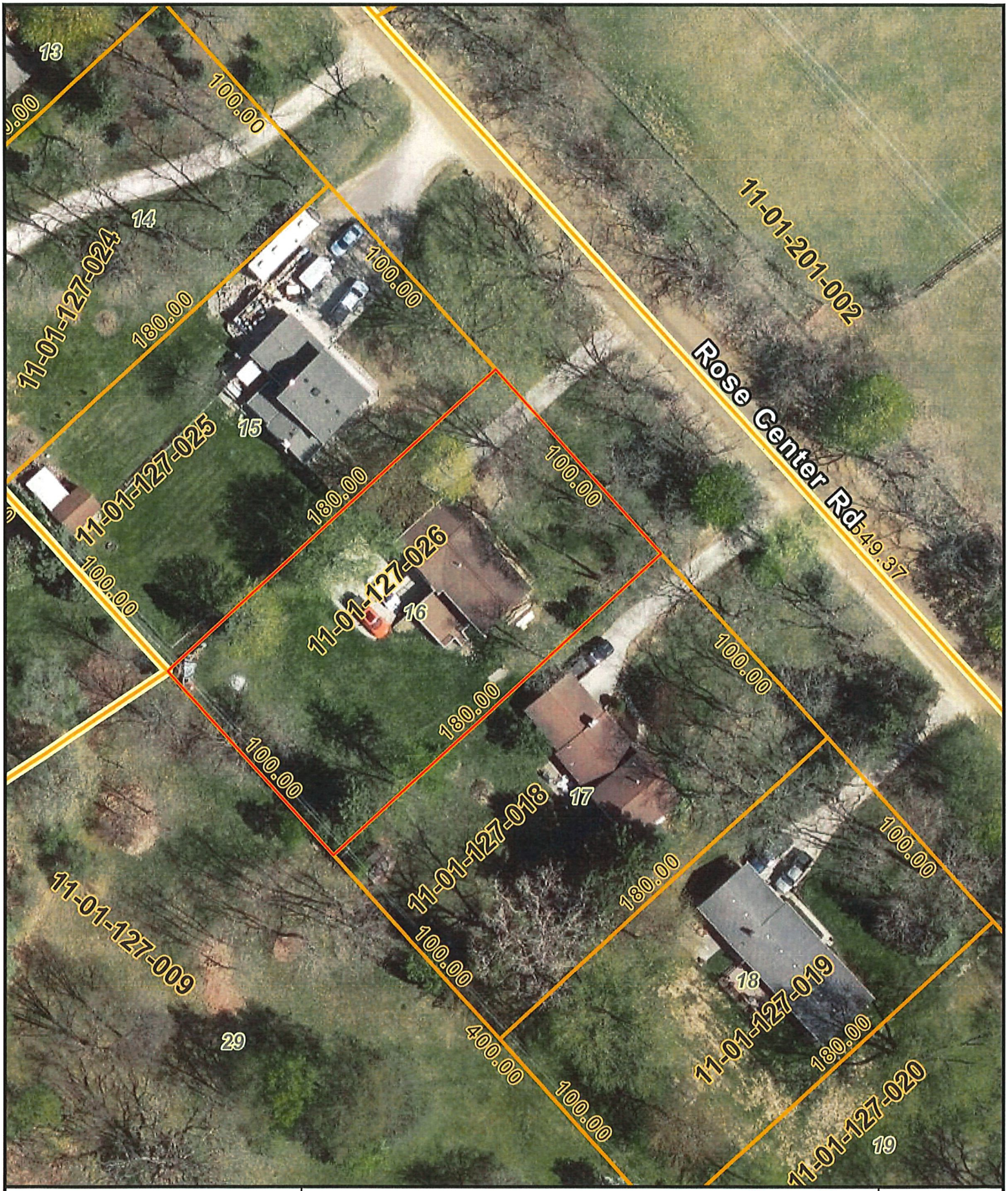
David Coulter
Oakland County Executive

Date Created: 9/1/2026

NORTH

1 inch = 200 feet

2844 Rose Center



2 Foot Contours
5 Foot Contours
FEMA Base Flood Elevations
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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

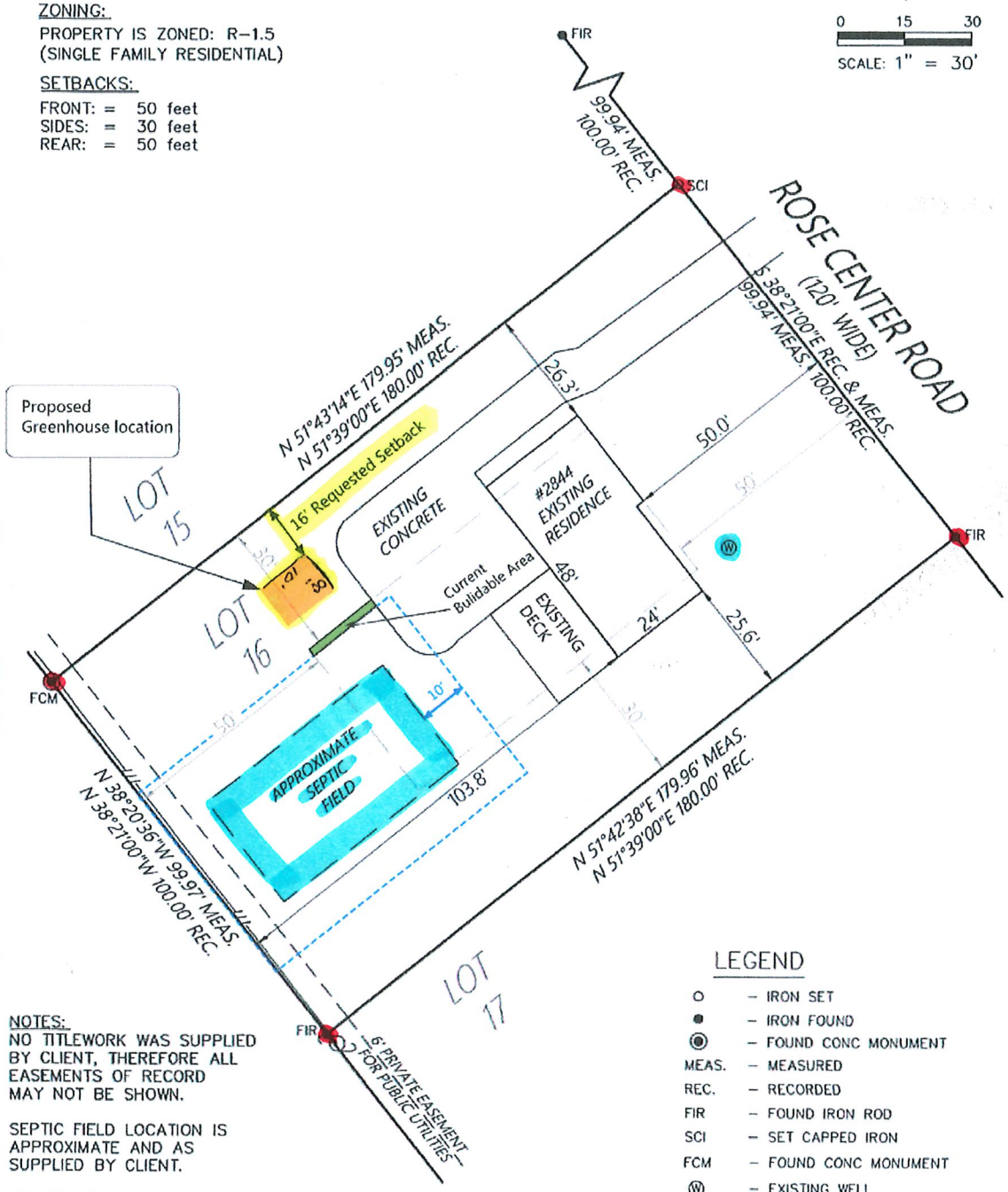
SKETCH OF SURVEY

Prepared For: JOHN PUTERBAUGH

Legal Description: PARCEL ID: 11-01-127-026
Lots 16 of HORSESHOE ACRES, a subdivision of part of Section 1, T. 3 N., R. 7 E., Highland Township, Oakland County, Michigan as recorded in Oakland County Records.

ZONING:
PROPERTY IS ZONED: R-1.5
(SINGLE FAMILY RESIDENTIAL)

SETBACKS:
FRONT: = 50 feet
SIDES: = 30 feet
REAR: = 50 feet



NOTES:
NO TITLEWORK WAS SUPPLIED BY CLIENT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

SEPTIC FIELD LOCATION IS APPROXIMATE AND AS SUPPLIED BY CLIENT.

BEARING BASIS:
HELD BEARING BASIS AS PER PLAT OF RECORD.

LEGEND

○	– IRON SET
●	– IRON FOUND
◉	– FOUND CONC MONUMENT
MEAS.	– MEASURED
REC.	– RECORDED
FIR	– FOUND IRON ROD
SCI	– SET CAPPED IRON
FCM	– FOUND CONC MONUMENT
Ⓦ	– EXISTING WELL
	– POWER POLE
——///——	– OVERHEAD WIRES

I hereby certify only to the parties hereon, that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set as noted hereon, permanent markers at the exterior corners of said lot and that all visible encroachments of a permanent nature upon said lot, are as shown on this survey. Said lot subject to all easements and restrictions of record.

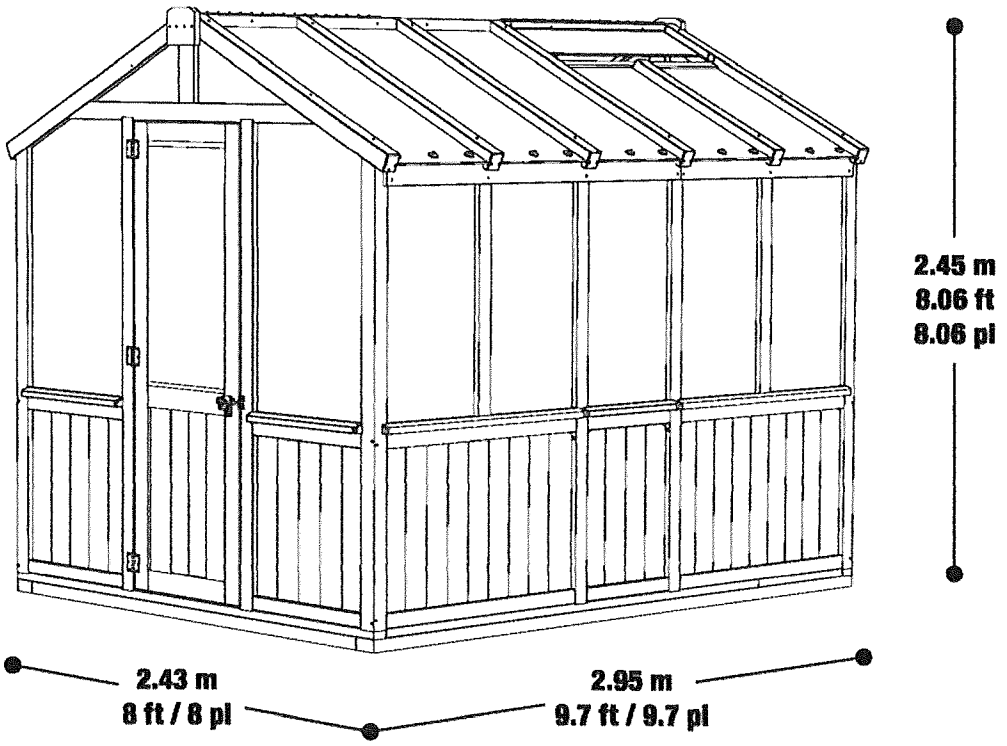
STATE OF MICHIGAN
KAROL L. GROVE
PROFESSIONAL SURVEYOR
4001039075
LICENSED PROFESSIONAL SURVEYOR

KAROL L. GROVE
LICENSED PROFESSIONAL SURVEYOR #4001039075

ALPINE Land Surveying, Inc.
376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MICHIGAN, 48357
PHONE: 810-207-8050

FIELD:	KG	DATE:	08-28-2026
DRAWN:	DJS	JOB NO:	26-7390
CHECKED:	KG	SHEET:	1 OF 1
REVISED:			

Yardistry 8' x 10' Greenhouse
Model YM12854



Outlook

Case 26-20

From mischristine854@gmail.com <mischristine854@gmail.com>
Date Wed 10/21/2026 7:44 AM
To HTPlanning <HTPlanning@highlandtwp.org>

IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender mischristine854@gmail.com

Good morning,

We will not be able to attend the meeting this evening regarding Case 26-20 at 2844 Rose Center. We live at 2822 Rose Center (next door) and have absolutely no problem with them building a greenhouse.

Kind Regards,

Dave and Christine Maxwell

PERMIT

DATE OF ISSUE: 10-26-78 PERMIT NUMBER Highland 73872

152586

THE OAKLAND COUNTY BOARD OF HEALTH HAS DECLARED THAT THE SEWAGE SYSTEM BE ISSUED TO A PERSON LICENSED UNDER ACT 383, P.A. 1965, OR REGISTERED PROPERTY OWNER. UNDER AUTHORITY AS PROVIDED IN ARTICLE III (REVISED). OAKLAND COUNTY SANITARY CODE, THIS PERMIT IS ISSUED WHICH AUTHORIZES THE INSTALLATION OF THE FOLLOWING SEWAGE DISPOSAL SYSTEM.

POST ON JOB

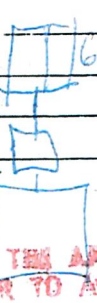
THIS PERMIT IS VOID TWO (2) YEARS FROM DATE OF ISSUE

Size of Septic Tank 1000 Gals., Lineal feet of Drain Tile 300' , Trench width 24" In., Spacing C. to C. 6 Ft.; OR Drainage Bed consisting of _____ Sq. Ft., with _____ Lineal feet of Tile with _____ Ft.; Cutdown; OR _____ Drywells _____ Gals. each, Totaling _____ Sq. Ft. of Absorption Area. _____

If Mechanical Plant is Authorized, Name of Plant _____

G.P.D. _____ Discharges into _____ of _____ Sq. Ft.

Operated by _____ .



ACT 53 - P.A. 74 REQUIRES THE APPLICANT TO NOTIFY THE PUBLIC UTILITIES PRIOR TO ANY EXCAVATION

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: Rear 2. Cut all Trenches _____ Ft. to _____ .
3. Backfill with Clean, Coarse Sand to Grade of Tile Field _____ .
4. Other-describe: _____

If Denied, Indicate Reasons: _____

PERMIT Approved ✓ Denied _____ Hold _____ Sanitarian L.C. Griffith Date 10-26-78

DATE COLLECTED 10-25-78

KW
RECEIPT NO. 56889

OAKLAND COUNTY HEALTH DEPARTMENT

1200 N. Telegraph, Pontiac 48053 – 27725 Greenfield, Southfield 48076

APPLICATION

FOR PERMIT TO INSTALL OR REPAIR A SEWAGE DISPOSAL SYSTEM

LOT NO. 16
HORSE SHOE ACRES
(Subdivision)
(or attach legal description)

11-01-127-026

(Township, Village, City) HIGHLAND TWP No. ____ Street ROSE CENTER RD

New Home YES — No. of Bedrooms 3 — Repair of System —

Non-Residential Building — — Type — — No. of Persons 3

Is Applicant Licensed Under Act 383 P.A. 1965? YES — License No. 63-022

Owner FRED PROTAS — Address 42228 TODDMARK LN City MT. CLEMENS Zip 48044

Applicant THORNTON SEPTIC — Address 2711 BEL-AIRE DR City HIGHLAND Zip 48031

SIGNED: D. Thornton — Date 10-19-78 — Telephone 887-1648

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 (7 ½) feet in the area of the planned drain field. Soil borings for dry well installation must be at least twelve (12) feet deep.

Hole No. 1:	Hole No. 2:	Hole No. 3:	Hole No. 4:
1' In. Topsoil	12" In. Topsoil	____ In. Topsoil	____ In. Topsoil
2 Ft. of Loam	2 Ft. of Loam	____ Ft. of	____ Ft. of
3 ½ Ft. of Sand	3 ½ Ft. of Sand	____ Ft. of	____ Ft. of
____ Ft. of	____ Ft. of	____ Ft. of	____ Ft. of
Groundwater at — Ft.	Groundwater at — Ft.	Groundwater at ____ Ft.	Groundwater at — Ft.

BORING LOCATIONS MUST BE INDICATED ON ACCOMPANYING PLAN

REPORTED SOIL CONDITIONS CONFIRMED? ✓

IF NOT, DESCRIBE BELOW: ____

(Sanitarian) S-L-Griffith (Date) 10-26-78

NSTRUCTIONS: **SCALED PLOT PLAN FOR PERMIT NO.** 73872

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

(1) Lot Size _____ (2) North _____ (3) Fronting Roads _____ (4) Grade Changes _____

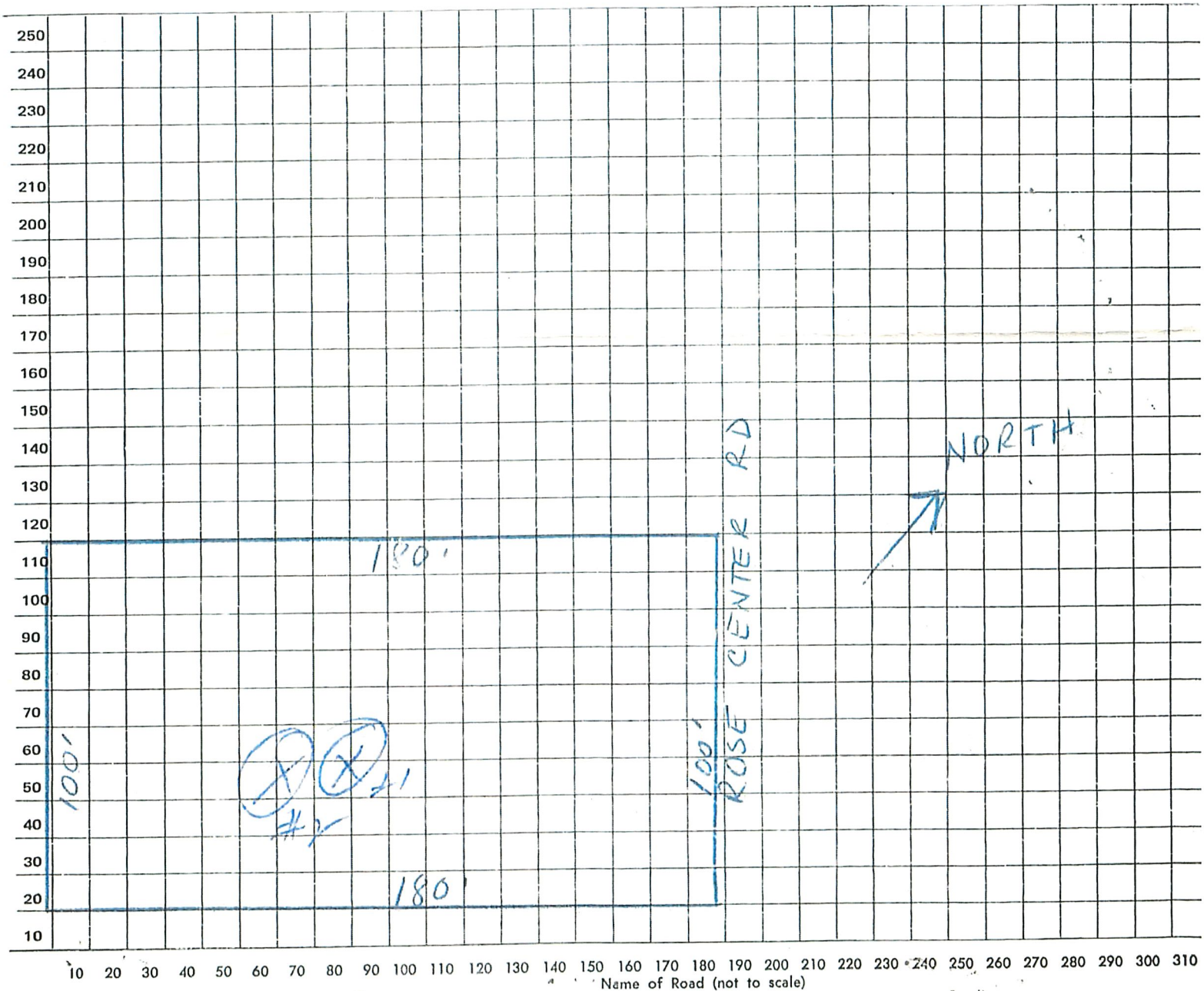
(5) Any Easements _____ (6) Building Location, Size _____ (7) Water Well Location _____

(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 with boundary markers.

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



Name of Road (not to scale)

Lot No. 16 Subdivision HORSE SHOE ACRES Signed D Thornton

City, Village, Township HIGHLAND TWP Date 10-19-78

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) TANK

(1) Septic Tank Size 1000 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 3

(4) Length 60 ft. (5) Trench width 36 in. (6) Footer 16 ft. (7) Total lineal 196 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 _____ ft. x _____ ft. (2) Total _____ sq. ft. (3) Distribution box level, footings below frost _____ (4) Header level _____ (5) Number of tile lines _____ (6) Length of tile lines _____ ft. (7) Footer _____ ft. (8) Total _____ 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? _____

(15) If not, explain in remarks: _____

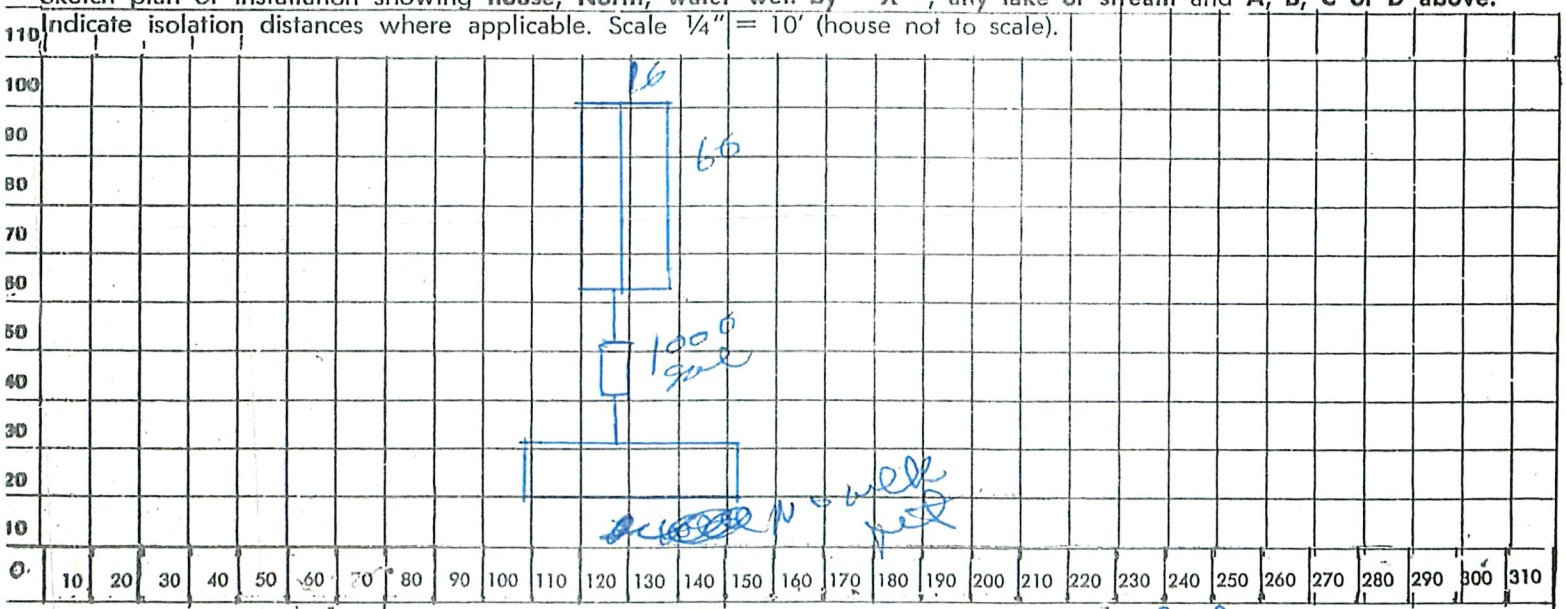
(D) DRY WELL(S)

(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=πdh (π=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 or D above.** Indicate isolation distances where applicable. Scale ¼" = 10' (house not to scale).



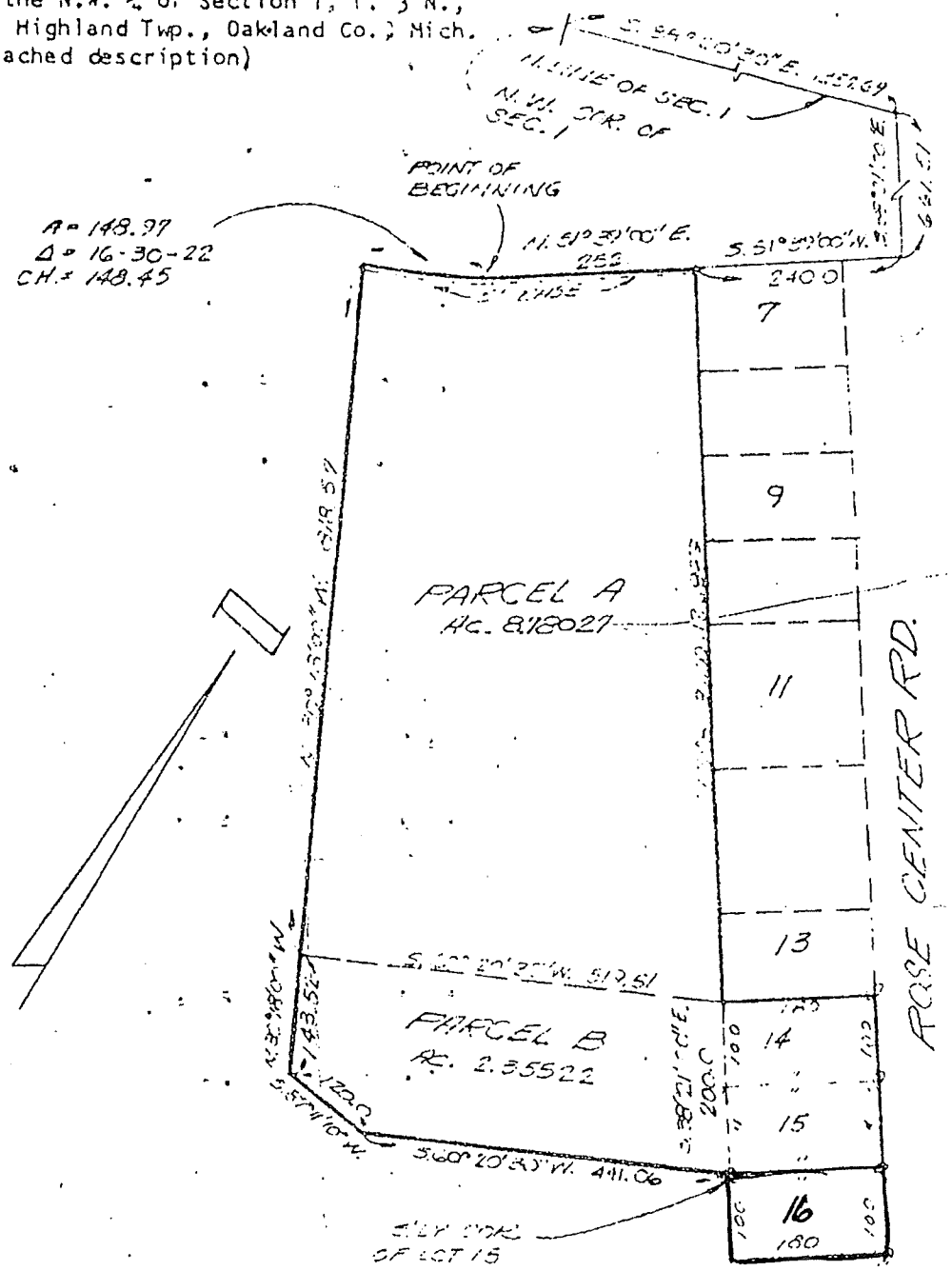
Rose Cutter Road (not to scale)

Installer Brendle Approved (Sanitarian or Other) [illegible] Date 9-19-79

EH 824

BASNEY & SMITH, INC.
REGISTERED LAND SURVEYORS
19810 Fenkell — Detroit, Michigan 48227
Telephone: ~~Vilemont 6-5500~~ 585-8066

Part of the N.W. ¼ of Section 1, T. 3 N., R. 7 E., Highland Twp., Oakland Co., Mich.
(See attached description)



Made September 19, 1966
Basney & Smith, Inc.

by William L. Roshelly
Registered Land Surveyor

OUR NO. 66-9-41 CUSTOMER'S NO. NAME Sheet 1 of 2 Sheets

Highland Farms Co.

bp	C.M.	Concrete Monument	L. L.	Lot Line	P. C.	Point of Curve	T.	Terrace	
	Enc.	Encroachment	M.	Measured	P. L.	Property Co.	W. S.	Wood Stake	DRAWN A.F.
	Encl.	Enclosed	P.	Porch	R.	Records	±	More or Less	
	I. P.	Iron Pipe	P. B.	Planting Box	S. B.	Steel		SCALE 1" = 25'	CHK'D

REGISTERED LAND SURVEYORS
14810 Penkell—Detroit, Michigan 48227
Telephone: VErmont 8-5580

PARCEL A

Part of the N.W. ¼ of Section 1, T. 3 N., R. 7 E., Highland Township, Oakland County, Michigan, described as beginning at a point distant South 88 degrees 20 minutes 30 seconds East 1357.69 feet along the North line of Section 1 and South 38 degrees 21 minutes 00 seconds East 661.51 feet and South 51 degrees 39 minutes 00 seconds West 240 feet from the N.W. corner of Section 1 and proceeding thence South 38 degrees 21 minutes 00 seconds East 667.70 feet; thence South 60 degrees 20 minutes 30 seconds West 512.51 feet; thence North 30 degrees 18 minutes 00 seconds West 818.57 feet; thence on a curve concave to the N.W. an arc distance of 148.37 feet, central angle 16 degrees 30 minutes 23 seconds and whose chord bears North 59 degrees 54 minutes 11 East 148.45 feet; thence North 51 degrees 39 minutes 00 seconds East 252.00 feet to the point of beginning, containing 8.78027 acres and being subject to an easement over the Northwesterly 5 feet thereof for county road commission service easement.

PARCEL B

Lots 14, 15 and 16 of "HORSESHOE ACRES SUB'N." part of Section 1, T. 3 N., R. 7 E., Highland Township, Oakland Co., Mich. as recorded in Liber 112, Page 27 and also that part of the N.W. ¼ of Section 1, T. 3 N., R. 7 E., Highland Township, Oakland County, Michigan, described as beginning at a point distant South 88 degrees 20 minutes 30 seconds East 1357.69 feet along the North line of Section 1 and South 38 degrees 21 minutes 00 seconds East 661.51 feet and South 51 degrees 39 minutes 00 seconds West 240.00 feet and South 38 degrees 21 minutes 00 seconds East 867.70 feet from the N.W. corner of Section 1 and proceeding thence South 38 degrees 21 minutes 00 seconds East 200.00 feet to the most Southerly corner of Lot 15 "HORSESHOE ACRES SUB'N." part of Section 1, T. 3 N., R. 7 E. Highland Township, Oakland Co., Mich.; thence South 60 degrees 20 minutes 30 seconds West 441.00 feet; thence South 87 degrees 11 minutes 10 seconds West 130.00 feet; thence North 30 degrees 18 minutes 00 seconds West 143.52 feet; thence North 60 degrees 20 minutes 30 seconds East 519.51 feet to the point of beginning, containing 2.35522 acres.

OUR NO. 66-9-41 CUSTOMER'S NO. NAME

Enviro-Assist
SEPTIC SYSTEM INSPECTIONS, CONSULTING, ENGINEERING
9971 E. Grand River Ave.
Brighton, MI 48116
Phone: 248-486-1753 Fax: 844-270-1522
www.Enviro-Assist.com

Inspection Results
for
2844 Rose Center, Highland Twp., Oakland County

Inspection Date: June 19, 2025

Septic System:
Status: Working with limitations.

State of Saturation and Biomat: Minimal / Slight / **Moderate** / Extreme / Failing

Construction:

Tanks:	1 septic tank: 1,000 Gallons
Disposal area:	Drainfield Trenches: 648 sq. ft.
Damage:	None observed
Location:	Southwest of the home

Comments and Recommendations for optimal performance:

1) The septic tank should be pumped out and inspected at this time and on a routine basis to prevent solid matter from entering and plugging the disposal area. The recommended pumping frequency is every 4 to 5 years for the anticipated occupancy of 2 residents. Frequency of pumping can be adjusted based on household water use. Additionally, the outlet pipe in the tank should be checked when it is pumped.
2) Sewage appears to be unevenly distributed throughout the drainfield. Sewage will eventually be distributed to the rest of the drainfield, but water conservation can be used to minimize the effects.
3) Roots from trees near the drainfield may damage the septic system over time. Removal of the trees will prevent any future damage of the septic system done by roots.
4) General care and maintenance (see brochure).

Water Supply:
Working: Yes, producing approximately 10 gallons per minute.
Sample results: Coliform bacteria and nitrates were not detected. Arsenic was present at 11ppb.
Construction:

Depth:	No records
Casing:	4 inch Steel
Pump:	Submersible
Location:	West of the home

Distance from Septic system: More than 50 feet.
Comments and recommendations for optimal performance:

1) The arsenic concentration was above the standard of 10 ppb. Arsenic is only a concern for consumption. **It is considered a low risk contaminant** at the concentrations observed, and it can be removed with water treatment, such as reverse osmosis (RO). Consequently, the most common approach (approved by health departments) is to install RO treatment for a single drinking water tap at the kitchen sink. The water should be retested after treatment is installed to ensure adequate arsenic removal. If unacceptable arsenic levels remain, an oxidizer or "AdEdge" type filter should be added to the system.

2) Steel well casings are susceptible to corrosion that can prevent successful well service and repairs that may be needed in the future.
3) Disinfect the water supply any time the well is opened, or major changes/repairs are made to the plumbing.

Inspected by: Ian Wemyss
Ian Wemyss

Note: This report reflects operating conditions at the time of inspection and does not guarantee or warrant future performance. Sudden failures can result from structural collapse or extreme overloading not predictable by inspection. Properly cared for, septic systems can be more economical and environmentally friendly than public sewers.

Water Tech
A Testing Laboratory
716 S. Michigan Howell, MI 48843 (517) 548-2505 Fax (517) 548-3434

WATER ANALYSIS RESULTS

Date Sampled: 6/19/2025 12:30
Date Received: 6/19/2025
Collected By: Ian W.
Sample Point: Kitchen

To: Maxwell Darr
Enviro-Assist
9971 E Grand River Ave
Brighton, MI 48116

Sample ID:
2844 Rose Center
Highland

Lab Sample Number: 197200-02

Test Parameter	Result	Units	RL	Method	Analysis Date	Analyst	Maximum Desired Limit
Total Coliform	Absent	Pres/Abs.		SM9223B	6/19/2025 17:25	CTM	MCL=Abs. Or 0
Nitrate-N	Not Detected	mg/L-N	0.1	SM4500NO3	6/19/2025 18:38	CTM	MCL=10
Total Arsenic	0.011*	mg/L	0.001	EPA200.8	6/20/2025 0:00	CTM	MCL=0.010

*Exceeds the Maximum Contaminant Level for safe drinking water.

Released By: **Date:** 6/20/2025

Laboratory #00023 assigned by the Michigan Department of Environment and Great Lakes (EGLE) for the microbiological and chemical analysis of drinking water.

ABBREVIATIONS:
RL = Lowest reporting level
MCL = Maximum Contaminant Level - The maximum permissible level established by the USEPA and or EGLE for safe drinking water.
SMCL = Secondary Maximum Contaminant Level - Suggested maximum level established by the USEPA for desirableable water quality.
CFU/100 ml = Colony Forming Units/100 milliliter sample volume.
mg/L = Milligrams per liter (= parts per million).



2844 Rose Center, Highland

1" = 30'

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OAKLAND COUNTY MICHIGAN

Charter Township of Highland (H) 11-01-127-026 Active

Print Layout: 2 per page

Print Date: Date:

2844 Rose Center Rd
Highland MI 48356-1236

View: Front

Structure: Primary

Photo Date: 07/08/2015



2844 Rose Center Rd
Highland MI 48356-1236

View: Rear

Structure: Primary

Photo Date: 07/08/2015



OAKLAND COUNTY MICHIGAN

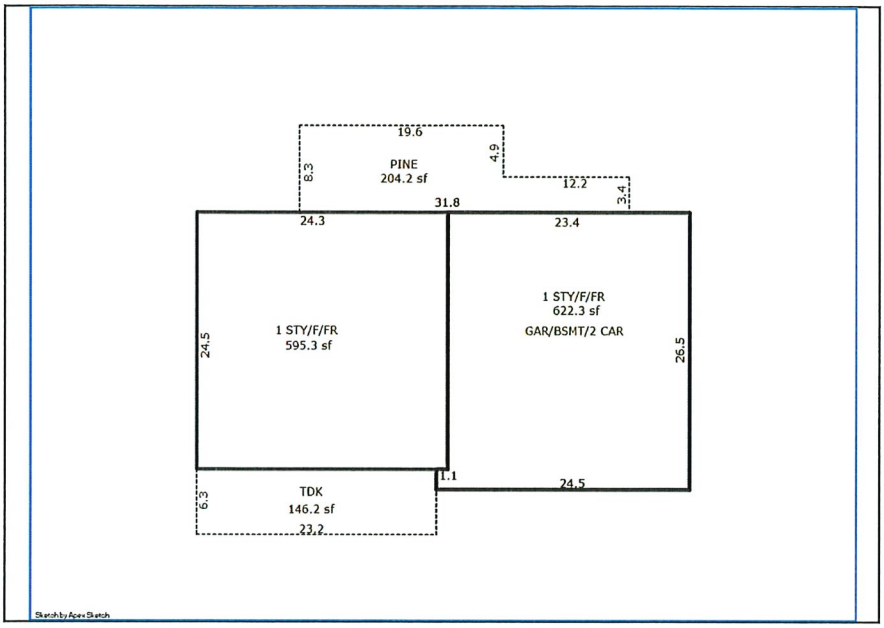
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page

PIN: 11-01-127-026

PRINT DATE: 9/1/2026



2844 ROSE CENTER RD HIGHLAND MI 48356-1236

3 beds / 1 full baths / 1 half baths / 1217 sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-01-127-026

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)	: NINA JANIES
Postal Address	: 2844 ROSE CENTER RD HIGHLAND MI 48356-1236

Location Information

Site Address	: 2844 ROSE CENTER RD HIGHLAND MI 48356-1236		
PIN	: 11-01-127-026	Neighborhood Code	: RN1
Municipality	: Charter Township of Highland		
School District	: 63220 HURON VALLEY SCHOOLS		
Class Code	: 401 Residential - Improved		

Property Description

T3N, R7E, SEC 1 HORSESHOE ACRES SUB LOT 16

Split/Combination Information

Added Status	: Added Parcel		
Added Date	: 08/08/1978	Added From	: FROM 01-127-006

Most Recent Sale Since 1994

Date	: 07/10/2025		
Amount	: $289,000	Liber	: 60364:118
Grantor	: BOYDEN, MICHAEL F BOYDEN, KASSINDRA L	Grantee	: JANIES, NINA

Next Most Recent Sale

Date	: 06/03/2016		
Amount	: $141,000	Liber	: 49559:862
		Grantee	: BOYDEN, MICHAEL F BOYDEN, KASSINDRA L
Grantor	: KNECHT, MICHAEL B		

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Tax Information

Taxable Value	: $119,560	State Equalized Value	: $119,560
Current Assessed Value	: $119,560	Capped Value	: $84,791
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	: $1,850.84	Summer	: $2,671.57
Winter	: $1,030.90	Winter	:
Village	:	Village	:

Lot Information

Description	: LEVEL WOODED	Area	: 0.413 ACRES

Primary Structure

Structure	: Ranch	Living Area	: 1217 SQ FT
Ground Floor	: 1217 SQ FT	Year Built	: 1980
Effective Year	: 1981	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 6
Bedrooms	: 3	Full Baths	: 1
Half Baths	: 1	Fireplaces	: 0
Ext Walls	: Wood Siding	Basement	: YES - FULL
Garage	: None	Heat	: Forced Air w/ Ducts
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT

Porch Information

	Type	Area
	Treated Wood	204 SQ FT
	Treated Wood	146 SQ FT