MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: November 4, 2026
Re: ZBA26-21
VACANT - Addaleen Dr
11-18-327-003
Applicant: Stefan Stefanov
Owner: Stoytcho Gotchev

The subject parcel is zoned R3– Residential District. The total parcel size is approximately 1.632 acres.

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 75 ft
Ordinary High Water: 65 ft
Side yards: 40 ft / 40 ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

A 19.47-foot variance from the required 40-foot west side yard setback to 20.53-feet provided and an 8-foot variance from the required 40-foot east side yard setbacks for the construction of a new house with an attached garage & covered deck. 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, floor plans 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: 11/4/26
Case Number: 26-21
Fee: $325.00
Date Applied: 9/10/26

APPLICANT NAME: Stefan Stefanov

PROPERTY OWNER NAME (if different): Stoytcho Gotchev

TYPE OF APPEAL

DIMENSIONAL VARIANCE? [Y] N ADMINISTRATIVE REVIEW? Y N Z.O. INTERPRETATION? Y N

ORDINANCE SECTION(S) BEING APPEALED: Sec. 4.15. Schedule of Regulations.

PROPERTY ADDRESS: N/A ZIP: _____

ZONING DISTRICT: R-3 PARCEL ID NUMBER: 11-18-327-003

DIMENSIONAL VARIANCE(S) BEING REQUESTED:
A smaller side yard 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 presents a practical difficulty due to its limited width and unusual topography. The 90-foot-wide lot is subject to 40-foot side-yard setbacks, leaving only 10 feet of buildable width, which makes it impractical to accommodate the proposed 47-foot-wide building while complying with the required setbacks. In addition, the ravine formation along the east side of the property creates unusual topographical constraints that further restrict the reasonable placement of the building.

2. Can the project be redesigned to meet zoning requirements without the need for a variance? Redesigning the project to comply with the setbacks would require a substantial reduction or alteration of the proposed building that would not reasonably accommodate the intended use 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 reason for a variance request is not of a personal nature.

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

No, it was not self-created.

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

No, the proposal will not be harmful to the health, safety, and welfare of the area/neighborhood.

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

No, the proposal will not alter the essential character of the area/neighborhood.

7. Will the proposed variance be the minimum necessary?

Yes, the proposed variance is the minimum necessary for a functional building.

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.

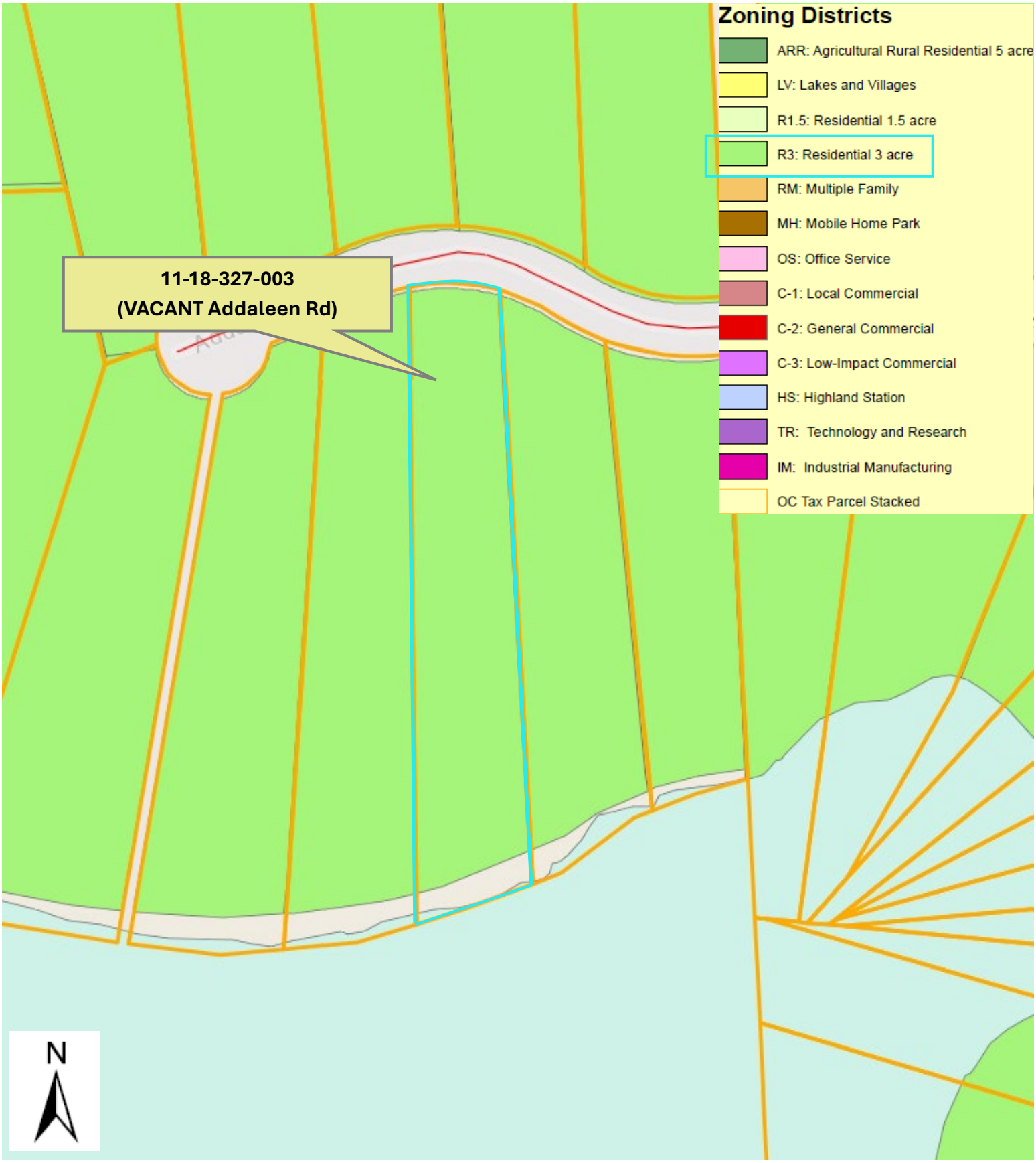
S. Side and rear setbacks shall be doubled along lot lines adjacent to residentially zoned and used properties.

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.

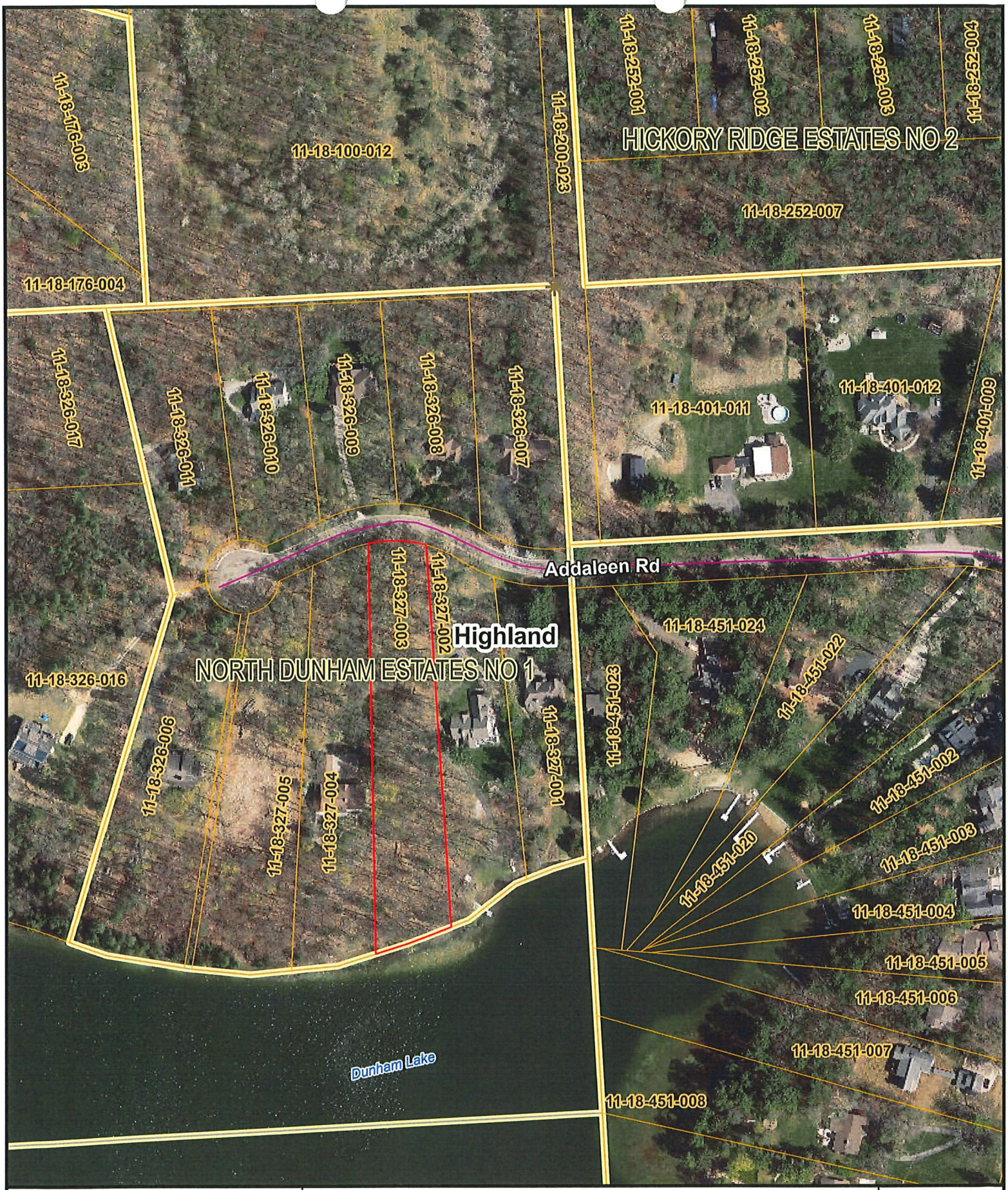
U. Maximum lot coverage shall not exceed thirty (30) percent except that the aggregate of greenhouses and self-storage may cover forty (40) percent of the lot, provided no single building exceeds five thousand (5,000) square feet.

(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



11 18 327 003



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

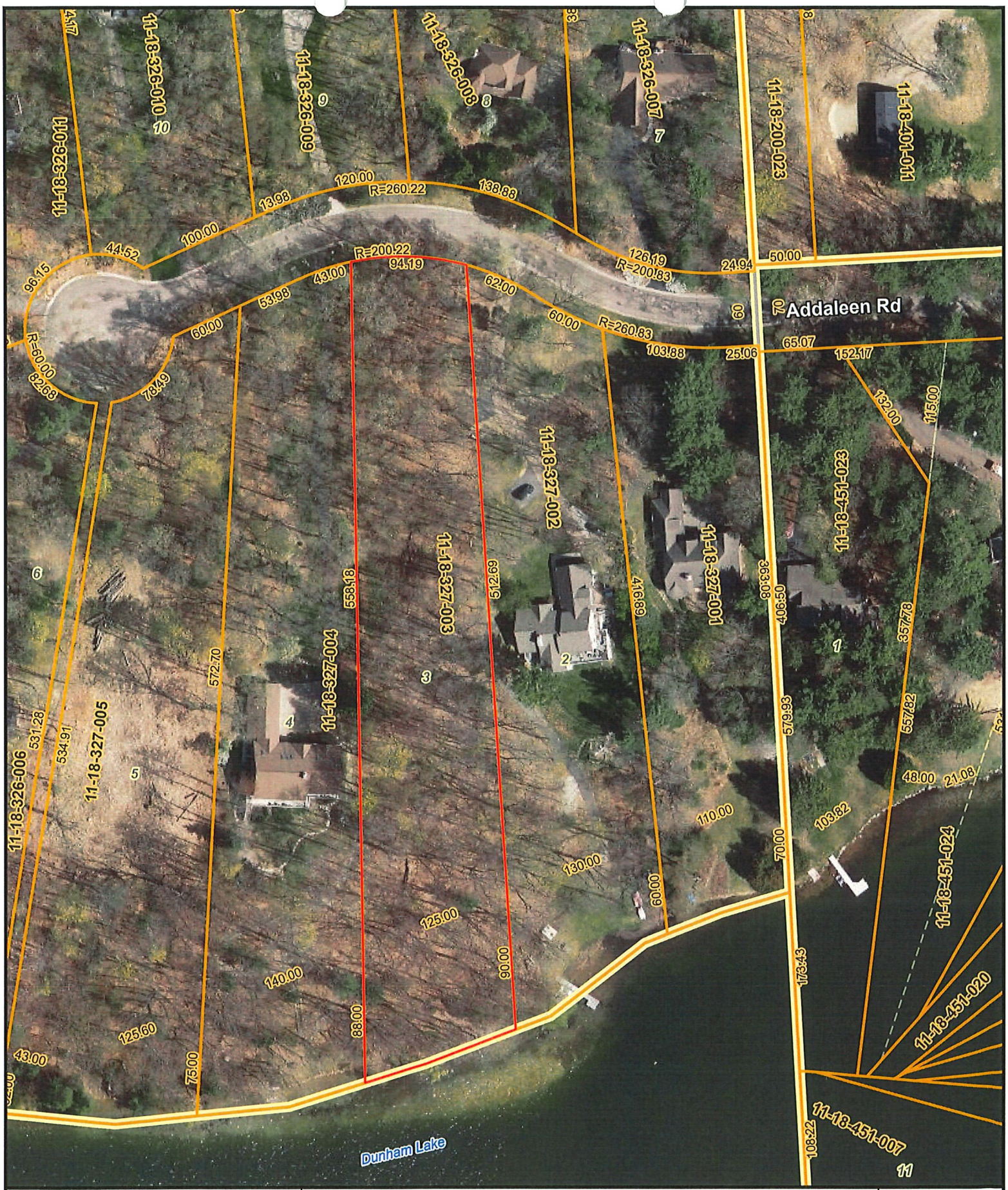
David Coulter
Oakland County Executive

Date Created: 9/28/2026

NORTH

1 inch = 200 feet

11 18 327 003



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

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OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

David Coulter
Oakland County Executive

Date Created: 9/28/2026

NORTH

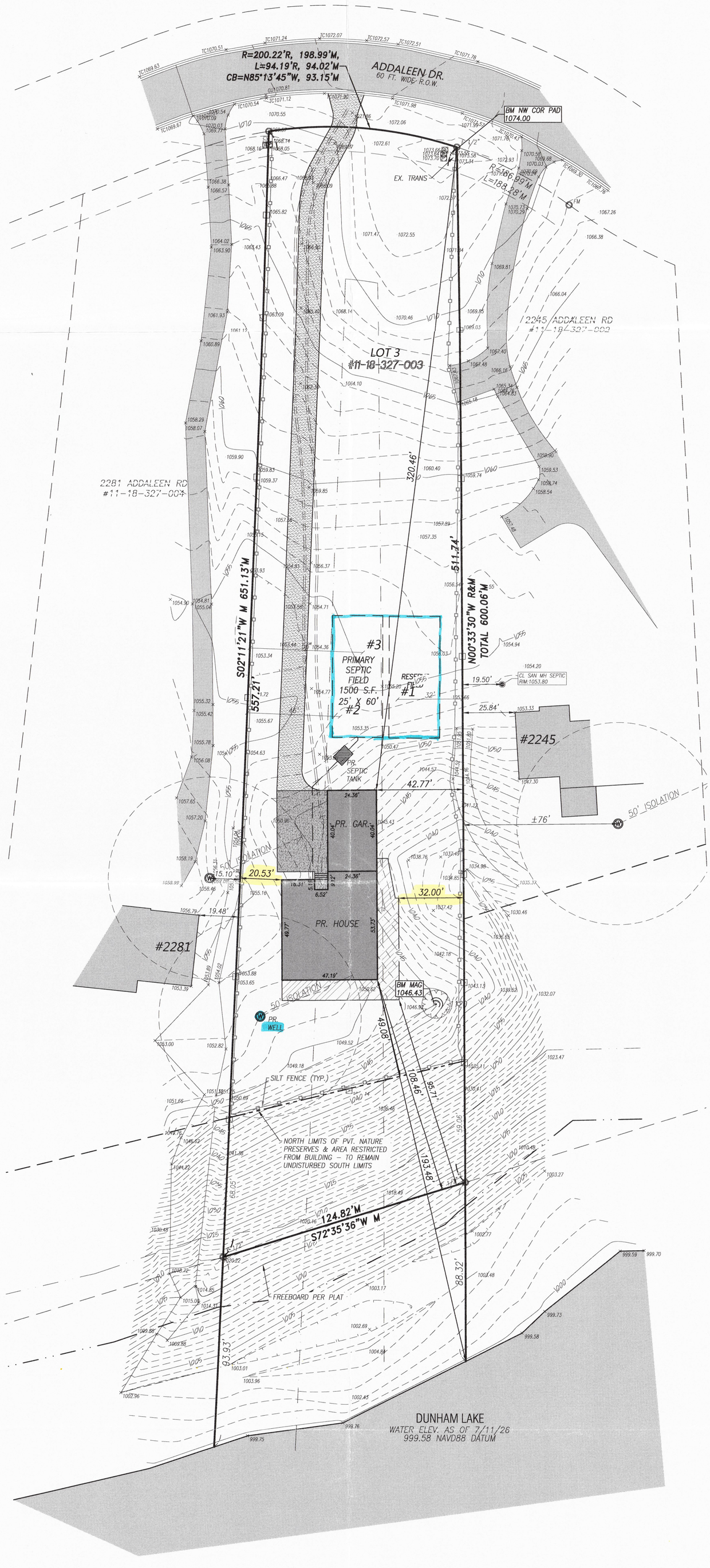
1 inch = 100 feet

SITE PLAN

N

0 15 30 60

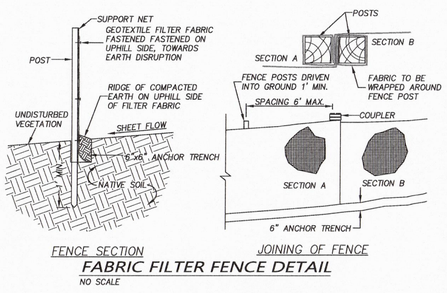
SCALE: 1" EQ. 30'



BENCHMARK:

BM: NORTHWEST CORNER OF TRANSFORMER PAD; LOCATED N.E. CORNER OF SITE.
ELEVATION: 1074.00 NAVD88 DATUM

BM MAG: MAG IN THE WEST SIDE OF 14" CHERRY TREE, TREE #1120 LOCATED NEAR TOP OF BANK ON THE EASTERN SIDE OF LOT.
ELEVATION:1046.43 NAVD88 DATUM



FABRIC FILTER FENCE DETAIL
NO SCALE

LEGEND:

FOUND IRON
SET IRON
R RECORD DISTANCE
M MEASURED DISTANCE

EXISTING GRAVEL
EXISTING PAVER STONE
EXISTING BUILDING
EXISTING CONCRETE
EXISTING ASPHALT
EXISTING LANDSCAPED AREA

EX. MAJOR CONTOURS
EX. MINOR CONTOURS
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING WATERMAIN
EXISTING OVERHEAD WIRES
EXISTING FENCE

EXISTING UTILITY POLE
EXISTING WATER SHUT OFF
EXISTING GATE VALVE
EXISTING HYDRANT
EXISTING WELL
EXISTING GAS SHUT OFF
EXISTING SANITARY STRUCTURE

EXISTING STORM STRUCTURE
EXISTING DOWN SPOUT
EXISTING UTILITY PEDESTAL
EXISTING BOULDER RET. WALL
x 655.00 EXISTING GRADE
100.00 PROPOSED GRADE

PROPOSED CONCRETE
PROPOSED BUILDING
PROPOSED SILT FENCE
PROP. DRAINAGE ARROW
875 PROP. MAJOR CONTOURS
874 PROP. MINOR CONTOURS

NO.	DATE	DESCRIPTION	BY
1	9/1/26	ADD DIM TO WELLS	GHR

SEAL: STATE OF MICHIGAN · BRADLEY GEORGE REICHERT · LICENSE NO. 4001055825 · LICENSED PROFESSIONAL SURVEYOR

REICHERT SURVEYING INC.
P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane
Rochester, MI 48306

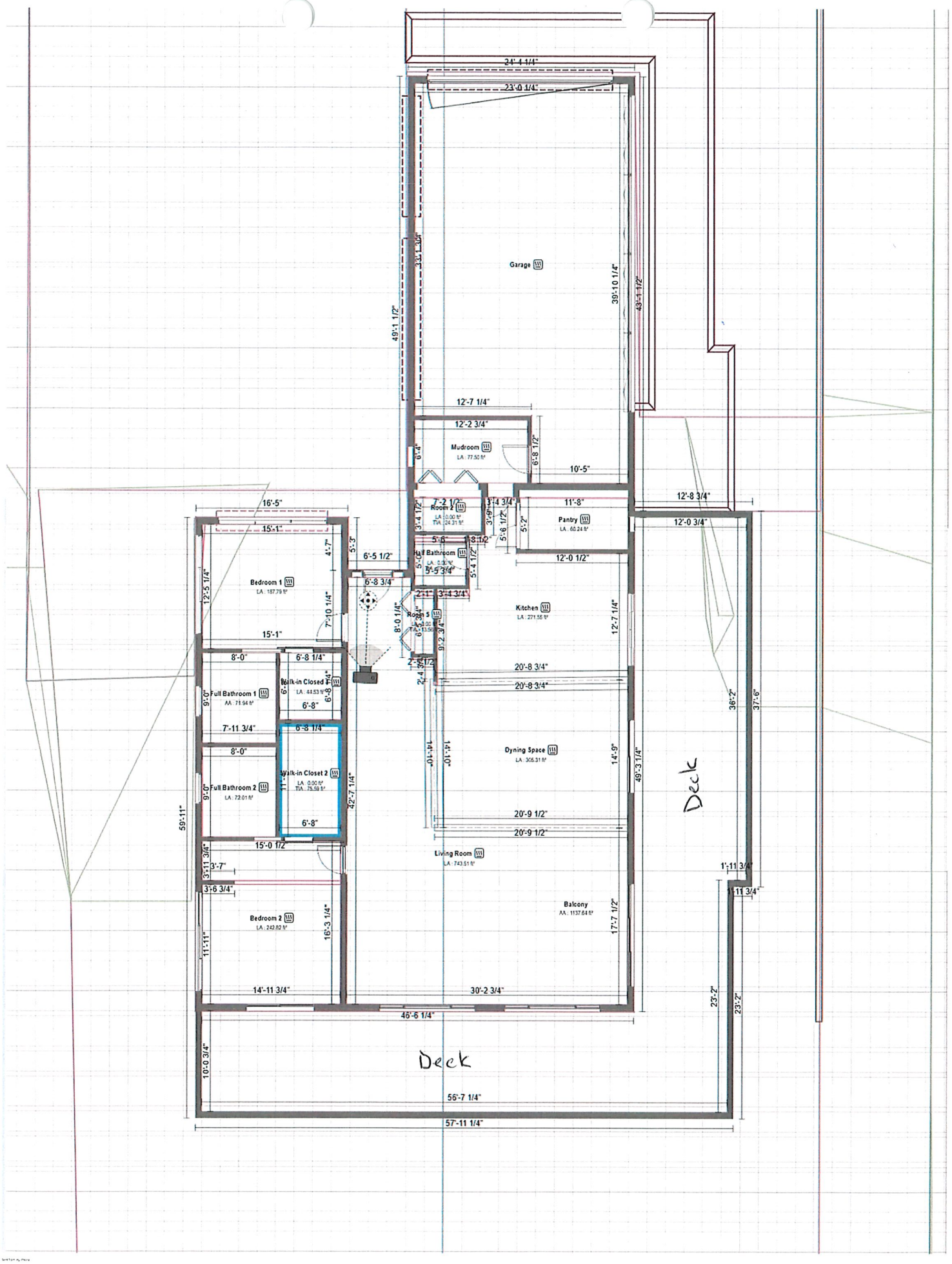
PREPARED FOR:
STEFAN STEFANOV
1193 BURGOYNE BLVD.
ROCHESTER HILLS, MI 48307
(248) 277-0116

SITE PLAN
LOT 3 OF "NORTH DUNHAM ESTATES NO.1" PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 18, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 186 OF PLATS, PAGES 25-26, O.C.R.
PID#: 11-18-327-003

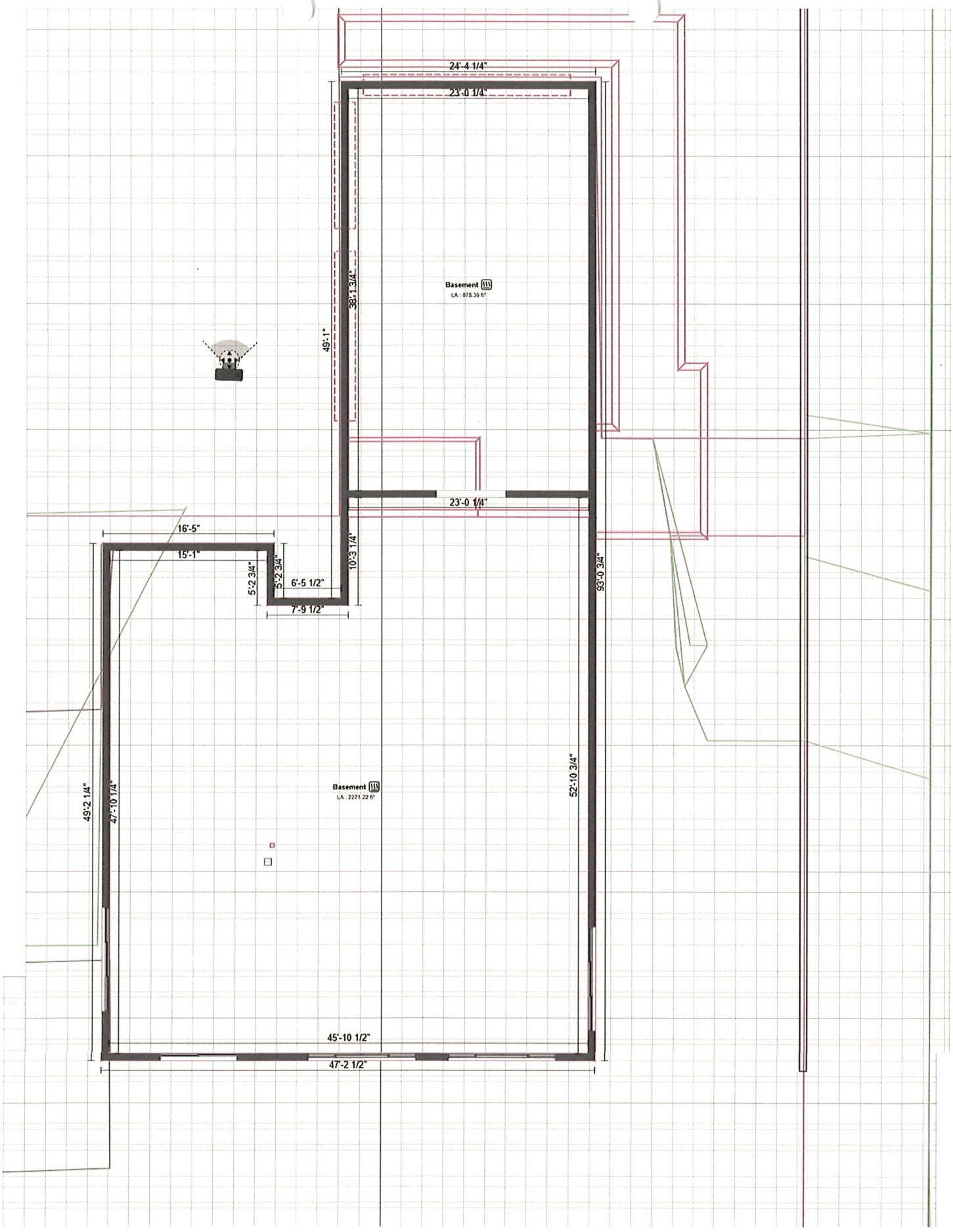
DATE: 8/17/26	SCALE: 1"=30'	DRAWN: B.G.R.
JOB # 26-068	SHEET: 1 OF 1	CHECK: G.H.R.

3 FULL WORKING DAYS BEFORE YOU DIG CALL
811
Know what's below
Call before you dig
MISS DIG System, Inc.
1-800-482-7171 (TOLL FREE) www.missdig.net

Main Level


24'-4 1/4"
23'-0 1/4"
Garage
33'-1 3/4"
49'-1 1/2"
39'-10 1/4"
43'-1 1/2"
12'-7 1/4"
12'-2 3/4"
Mudroom
LA : 77.50 ft²
6'-8 1/2"
10'-5"
12'-8 3/4"
16'-5"
15'-1"
Room 4
LA : 0.00 ft²
TVA : 24.31 ft²
7'-2 1/2"
3'-4 1/2"
3'-4 3/4"
3'-9"
5'-6 1/2"
5'-2"
11'-8"
Pantry
LA : 60.24 ft²
12'-0 3/4"
5'-6"
8 1/2"
Half Bathroom
LA : 0.00 ft²
5'-0"
5'-5 3/4"
5'-4 1/2"
12'-0 1/2"
Bedroom 1
LA : 187.79 ft²
12'-5 1/4"
4'-7"
5'-3"
6'-5 1/2"
6'-8 3/4"
2'-1"
3'-4 3/4"
Room 5
LA : 0.00 ft²
TVA : 13.50 ft²
8'-0 1/4"
9'-2 3/4"
Kitchen
LA : 271.55 ft²
12'-7 1/4"
7'-10 1/4"
15'-1"
8'-0"
6'-8 1/4"
Walk-in Closed 1
LA : 44.53 ft²
6'-8"
6'-8 1/4"
6'-8"
2'-5 1/2"
2'-4"
20'-8 3/4"
20'-8 3/4"
Full Bathroom 1
AA : 71.94 ft²
9'-0"
7'-11 3/4"
8'-0"
Walk-in Closet 2
LA : 0.00 ft²
TVA : 75.59 ft²
11'-1"
6'-8"
Full Bathroom 2
LA : 72.01 ft²
9'-0"
42'-7 1/4"
59'-11"
Dyning Space
LA : 305.31 ft²
14'-10"
14'-10"
14'-9"
49'-3 1/4"
Deck
36'-2"
37'-6"
20'-9 1/2"
20'-9 1/2"
15'-0 1/2"
Living Room
LA : 743.51 ft²
3'-11 3/4"
3'-7"
3'-6 3/4"
1'-11 3/4"
1'-11 3/4"
Balcony
AA : 1137.64 ft²
17'-7 1/2"
Bedroom 2
LA : 242.82 ft²
16'-3 1/4"
11'-11"
14'-11 3/4"
30'-2 3/4"
46'-6 1/4"
23'-2"
23'-2"
Deck
10'-0 3/4"
56'-7 1/4"
57'-11 1/4"

Basement


24'-4 1/4"
23'-0 1/4"
Basement
LA : 878.39 ft²
38'-1 3/4"
49'-1"
23'-0 1/4"
16'-5"
15'-1"
5'-2 3/4"
5'-2 3/4"
6'-5 1/2"
7'-9 1/2"
10'-3 1/4"
93'-0 3/4"
Basement
LA : 2271.22 ft²
49'-2 1/4"
47'-10 1/4"
52'-10 3/4"
45'-10 1/2"
47'-2 1/2"



North



East



West / south

ZBA 26-21

Outlook

Lot 3 #11-18-327-003

From Tony Phillips
Date Mon 10/19/2026 7:10 AM
To Samantha George
Cc

Samantha,

It was a pleasure meeting you the other day and appreciate you sharing the plans for Lot 3. For your upcoming meeting I wanted to let you know that we (Kim and Tony Phillips) have no issues with the plans that were submitted. We would also have no issues if the house had to move a few feet towards our property lines.

Please let me know if you have any questions.

Thank you,
Tony and Kim Phillips
Lot 2 # 11-18-327-002

ZBA 26-21

Outlook

2281 Addaleen Rd. On Dunham Lake

From Dick Taylor <
Date Tue 10/20/2026 2:38 PM
To Samantha George

Hi Sam,
Thanks for all the help you provided for our understanding of the zoning appeals process as it applies to the neighboring property.
The home site being proposed puts our homes almost evenly side by side, with the lake side decking and bedroom areas facing. We have sight line and privacy concerns with this placement and it is our request that, if the board grants any deviation from the current side yard setback requirements, that it be evenly divided between the two bordering properties.
Sincerely,
Irene & Dick Taylor

Sent from my iPad

08/25/87 12:19PM 0008#1074

8-31-87 1.00

DATE COLLECTED

RECEIPT NO.

389635

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

LOT # 365.00 3

North Dunham Lake

Estates No. 1
Subdivision or Sidwell #

APPLICATION

FOR PERMIT TO INSTALL OR REPAIR
A SEWAGE DISPOSAL SYSTEM

(Township, Village, City) Highland No. _____ Street Addaleen Drive

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

Non-Residential Building Type _____ No. of Persons _____

Owner Ronald P Kirchner Address 4256 Driftwood City Milford Zip 48042

Applicant Same Address _____ City _____ Zip _____

SIGNED: [signature] Date 8/20/87 Telephone No. XX (3130) 887-4173

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
12 In. Topsoil	12 In. Topsoil	In. Topsoil	In. Topsoil
4 Ft. of Clay	5 Ft. of Clay	6 Ft. of Clay w/ Sand	Ft. of
5 Ft. of SAND	4 Ft. of SAND	Ft. of	Ft. of
Ft. of	Ft. of	Ft. of	Ft. of
Grnd. Water at 108 Ft.	Grnd. Water at 105 Ft.	Grnd. Water at 5/10 Ft.	Grnd. Water at Ft.

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

CONFIRMED? YES ☑ NO ☐ Environmentalist [signature] Date 8-31-87

Two-Compartment Tank Recommended

PERMIT

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

Spacing C. to C. 6 Ft.; OR Drainage Bed consisting 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: Perc AREA 2. Cut all trenches _____ Ft. to _____.
   Cut Drainage Bed ~~50%~~ / 100% 5-6 Ft. to SAND.
3. CALL FOR A CUTDOWN INSPECTION PRIOR TO BACKFILLING Yes.
   Date of Mid-Inspection _____ by _____.
4. Backfill with Clean, Coarse Sand to Grade of Tile Field 2NS or equal SAND
5. Other Describe: _____

If Denied, Indicate Reasons: _____

PERMIT: Approved ☑ Denied ☐ Hold ☐ Environmentalist [signature] Date 8-31-87

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

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

POST ON JOB

DATE OF ISSUE 8-31-87 Highland PERMIT No. 086603

EH 65-1 Rev. 1/80

INSTRUCTIONS: **SCALED PLOT PLAN FOR PERMIT NO.** 086603

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

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

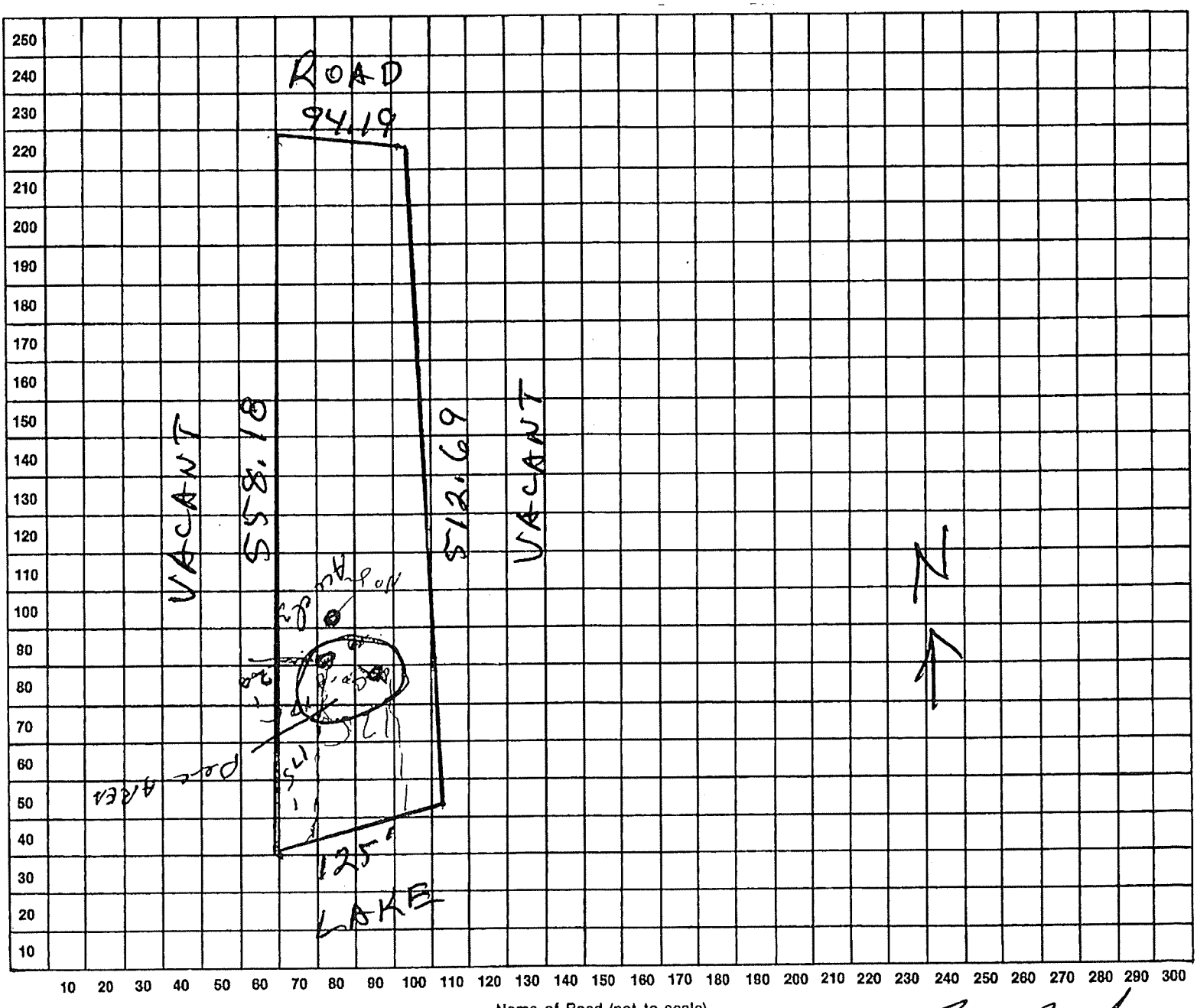
(5) Any Easements _____ (6) Building Location, Size _____ (7) Water Well Location _____

(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 by boundary markers.

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



Name of Road (not to scale)

EH 65-2 (6-80)

Lot No. 3 Subdivision North Dunham Lake Est. #1 Signed _____

City, Village, Township Highland Date Aug. 20, 1987

OAKLAND COUNTY MICHIGAN

Charter Township of Highland (H) 11-18-327-003 Active

Print Layout: 2 per page

Print Date: Date:

View: Front

Structure: Vacant

Photo Date: 03/27/2013



No property address available

beds / full baths / half baths / sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-18-327-003

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)	: STOYTCHO G GOTCHEV
Postal Address	: 6914 N VERNON ST DEARBORN HEIGHTS MI 48127-2228

Location Information

Site Address	: No property address available		
PIN	: 11-18-327-003	Neighborhood Code	: LDH
Municipality	: Charter Township of Highland		
School District	: 63220 HURON VALLEY SCHOOLS		
Class Code	: 402 Residential - Vacant		

Property Description

T3N, R7E, SEC 18 NORTH DUNHAM ESTATES NO 1 LOT 3 10-1-85 FR 326-003 & 004

Split/Combination Information

Added Status	: Added Parcel		
Added Date	: 01/21/1986	Added From	: FROM 003 & 004

Most Recent Sale Since 1994

Date	: 04/16/2026		
Amount	: $420,000	Liber	: 61133:274
Grantor	: KIRCHNER, MARGARET M	Grantee	: GOTCHEV, STOYTCHO

No property address available

beds / full baths / half baths / sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-18-327-003

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

Tax Information

Taxable Value	: $74,954	State Equalized Value	: $80,630
Current Assessed Value	: $80,630	Capped Value	: $74,954
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	: $2,929.44	Summer	: $2,997.22
Winter	: $752.19	Winter	:
Village	:	Village	:

Lot Information

Description	: ROLLING	Area	: 1.632 ACRES