MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: November 4, 2026
Re: ZBA26-22
2109 Highland Dr
11-34-128-021
Applicant: Kenneth & Ann Mavis
Owner: Kenneth & Ann Mavis

The subject parcel is LV– Lake and Village Residential. The total parcel size is approximately 0.162 acres.

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 36 ft
Ordinary High Water: 53 ft
Side yards: 5 ft / 15 ft (Total)
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

A 2-foot 10-inch variance from the required 10-foot side yard setback to 7-feet 2-inches provided and a 5-foot 4-inch variance from the required 15-foot total side yard setback to 9-feet 8-inches provided for the construction of a house addition. This request is for a variance from Sec.9.02.B.b Schedule of Regulations of the Zoning Ordinance.

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

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: 26-22
Fee: ~~275.00~~ 325.00
Date Applied: 9-11-26

APPLICANT NAME: Kenneth and Ann Mavis

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: 9.02.B.b.

PROPERTY ADDRESS: 2109 Highland Dr. Highland Mi ZIP: 48357

ZONING DISTRICT: LV PARCEL ID NUMBER: 11-34-128-021

DIMENSIONAL VARIANCE(S) BEING REQUESTED:
This variance is being requested to increase the size of entryway access and kitchen work space to accommodate walking aids such as a walker.

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?

We want to enlarge the kitchen and foyer entry access to provide continued life access. The entry way hall and main house access is only 28 inches wide, this narrowness restricts both the ability to have deliveries brought into the home and with the moving of large items about the house.

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.)

The reason for variance request is physical. Due to my wife's medical condition (osteoporosis) progressing and our getting on in later years, We want to be able to access our home. The kitchen is now cramped and would not be able to accommodate walking aids such as a walker

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. 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.

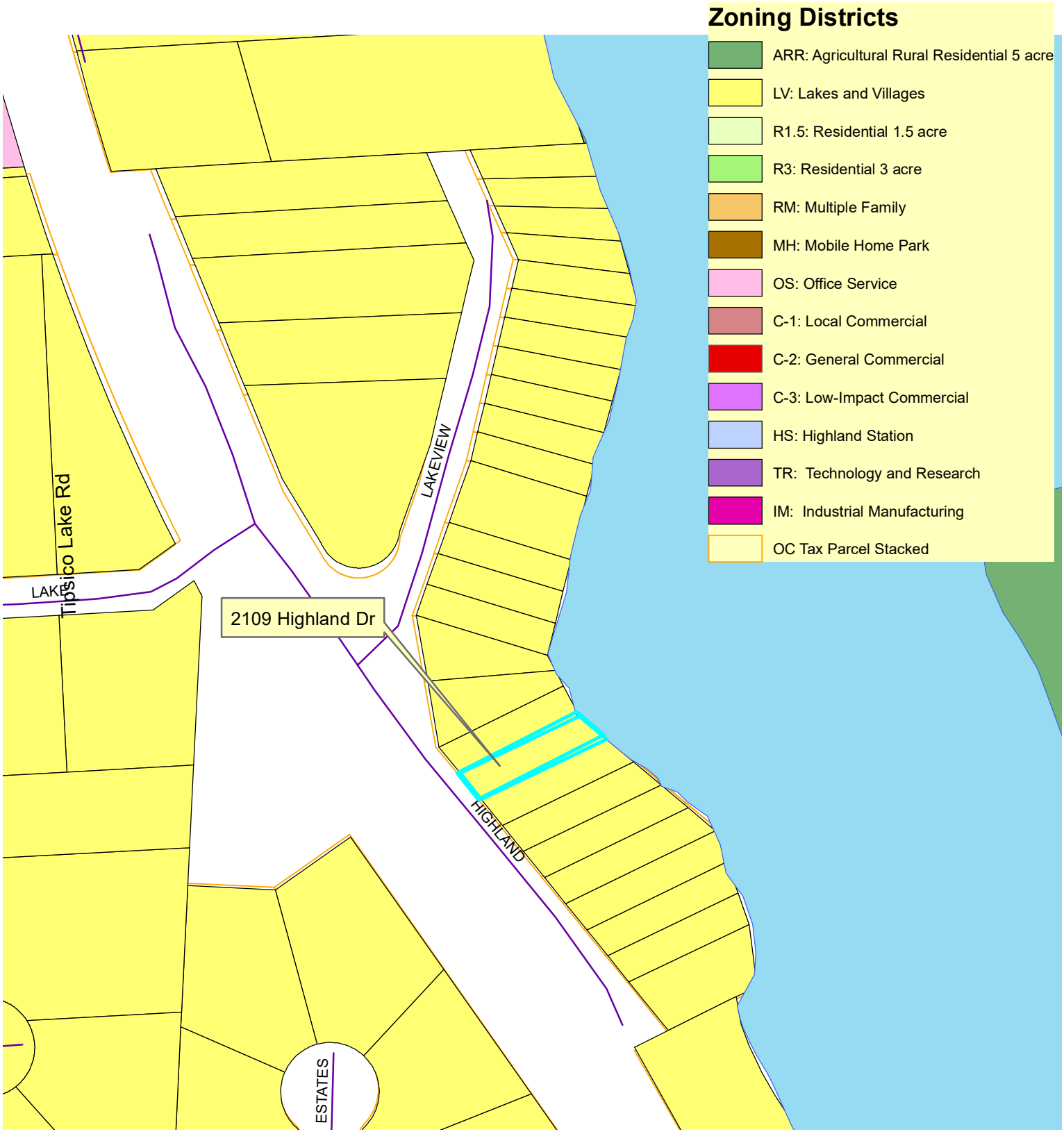
I. *Maximum Lot Coverage.* The maximum lot coverage for all building (principal and accessory) is as follows:

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



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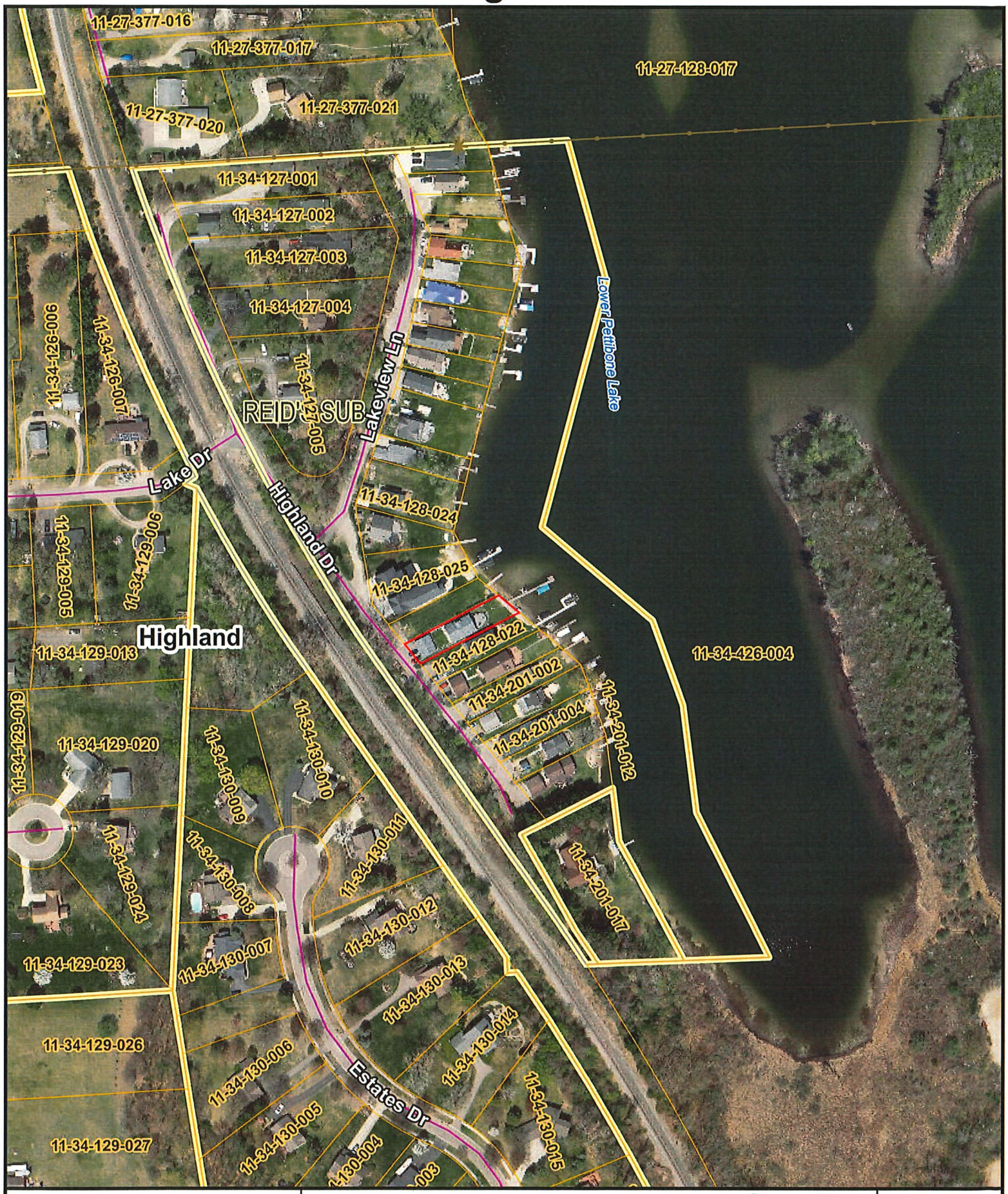
ENACTED: November 18, 2010

2109 Highland 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: 9/28/2026

NORTH

1 inch = 200 feet

2109 Highland 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

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OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

David Coulter
Oakland County Executive

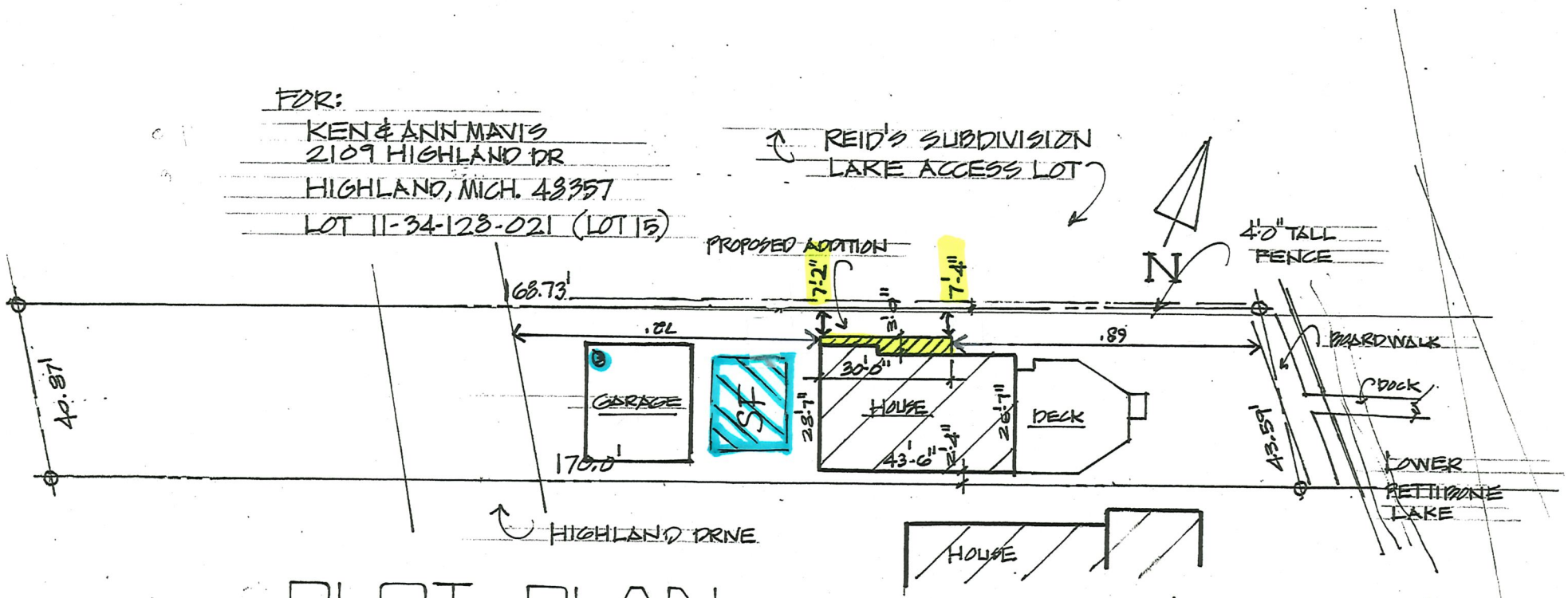
Date Created: 9/28/2026

NORTH

1 inch = 50 feet

3-11

FOR:
KEN & ANN MAVIS
2109 HIGHLAND DR
HIGHLAND, MICH. 48357
LOT 11-34-128-021 (LOT 15)

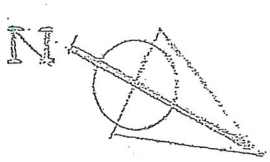


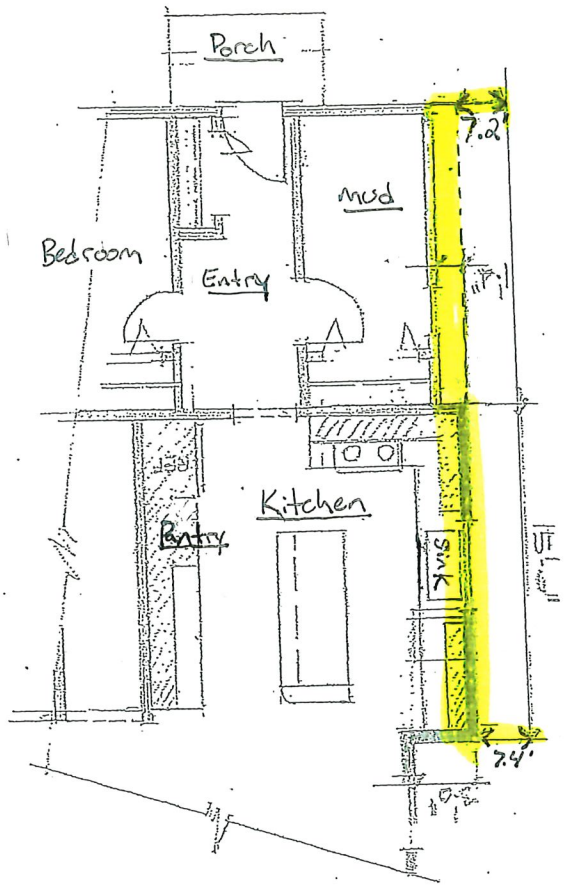
PLOT PLAN

BASED ON BOUNDARY SURVEY
BY BRAD THOMPSON SURVEYOR

SEPT 9, 2020

DESIGNS BY
DAVE DOBRIN ASSOCIATES
248-887-2424
c 248-895-1535





PROPOSED FLOOR PLAN

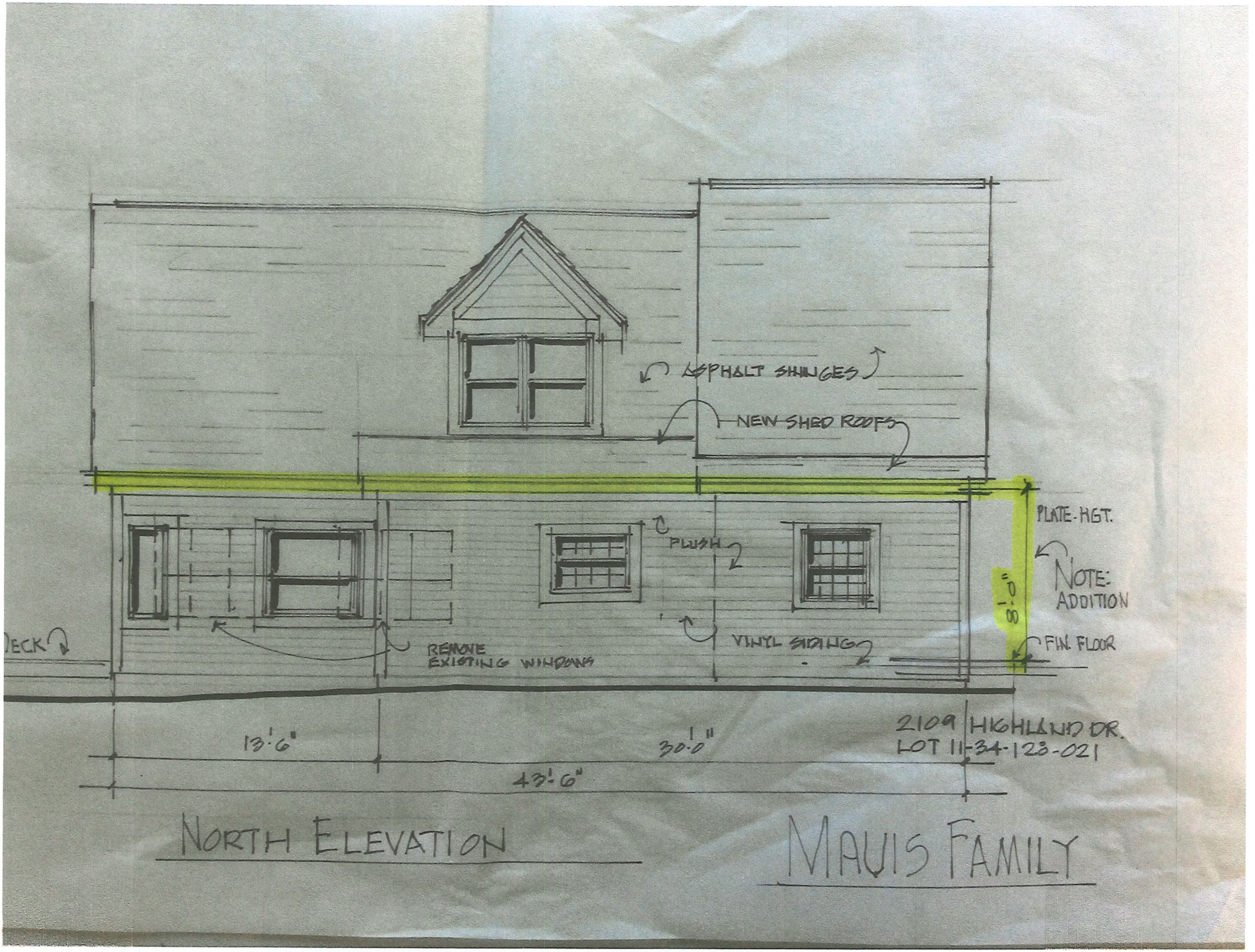
3/16" = 1'-0"

DAVE DOBRIN ASSOCIATES
7471 HITCHCOCK RD.
WHITE LAKE, MI 48383
248-887-2424 O - 248-885-1535 C

NOTE

LOT 141 IS LAKE ACCESS LOT
FOR SUBDIVISION RESIDENCE

KEN & ANN MAVIS



NORTH ELEVATION

MAUIS FAMILY

OAKLAND COUNTY MICHIGAN
HEALTH DIVISION
DEPARTMENT OF HEALTH & HUMAN SERVICES

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

HEALTH DIVISION
George J. Miller, M.A., Manager

PERMIT TO INSTALL AN ON-SITE SEWAGE DISPOSAL SYSTEM

PERMIT #: 128-07-000035 **Issue Date:** 04/02/2007 14:42

APPLICATION TRACKING #: 63167637 **APPLICATION RECEIPT DATE:** 03/23/2007
PARCEL ID #: 11-34-128-021 **LAST ACTIVITY:**

PROPERTY ADDRESS: 2109 HIGHLAND DR HIGHLAND MI 48357 -4913 **SUBDIVISION NAME:** Reid's Sub

SEPTIC INFORMATION: **Proposed Use of Septic:** Residential **Type of Septic:** Repair
Type of Establishment: **No. of Bedrooms:** 3

OWNER:
Name: MAVIS, KENNETH R / MAVIS, ANN LOUISE MALNAR
Address: 2109 HIGHLAND DR HIGHLAND MI 48357
Phone: Home: Work: (000)000-0000

APPLICANT:
Name: keith ewers septic
Address: 1671 e rose center holly MI 48442
Phone: Home: Work: (248)889-5378

PERMIT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Tank : Two compartment tank recommended

Size of Septic Tank (Gallons)	No. of Compartments	Tank Type	Risers Required
1000.0		Septic Tank (Concrete)	
500.0		Pump Chamber	

Final Disposal:

Drainage beds consisting of 1500.0 sq.ft.

Stipulations:

Locate drain field over holes 1
Cut drainage bed 100% 1.0 ft. to 2.0 ft. to remove old system
Call for a cut down inspection prior to backfilling.
Backfill 2NS sand to drainage system grade

Replacement Area:

Adequate replacement space available. No

STANDARD PERMIT REQUIREMENTS:

- Must install system in accordance with OCHD Sanitary Code, Article III and/or Michigan Criteria for Subsurface Sewage Disposal.
- Required isolation distances must be verified by the installer.
- Call to schedule all necessary inspections prior to the completion of the Installation.
- ACT 53 - P.A. 1974 requires the applicant to notify the public utilities prior to excavation. In addition you must call 1-800-MISS DIG to locate public underground utilities.
- This On-Site Sewage Permit DOES NOT apply to any addition or expansion of the proposed/existing building.
- This On-Site Sewage Disposal Permit does not ensure a Water Well Permit. An On-Site Sewage Disposal installation may reduce or eliminate an approved well area resulting in denial of an application for a Water Well Permit.

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

Sanitarian: Matt Mehnert **Supervisor:** Tom Smith

SEE PAGE 2 FOR SPECIAL CONDITIONS AND ADDITIONAL REQUIREMENTS

BLDG 36 EAST 1200 N. TELEGRAPH RD DEPT 432 PONTIAC MI 48341-0432 (248) 858-1280 • 250 ELIZABETH LAKE RD PONTIAC MI 48341-1050 • 27725 GREENFIELD RD SOUTHFIELD MI 48076-3625 (248) 424-7000 • 1010 E WEST MAPLE RD WALLED LAKE MI 48390-3588 (248) 926-3300

PERMIT#: **128-07-000035**
Parcel ID: 11-34-128-021
Application Tracking Number: 63167637

Property Address:
2109 HIGHLAND DR
HIGHLAND MI 48357 -4913

Pre-Final Inspection:

Bed-Call for Midcut Inspection prior to backfilling
Call when work begins

Comments:

Ok to use existing tanks, ensure water tightness of tanks and risers. Use all available space for field, remove old system, backfill w/2ft of 2NS, install bed. Area is slated to hook up to sewers in approx. 2-3 years. Call w/any questions regarding installation.

Special Conditions:

- Prevailing small sized lot, or poor soil quality will limit the service of the installation. This repair permit is issued with no assurances for a normal use period.
- This repair permit DOES NOT apply to any addition or expansion to the existing building.

APPROVED BORINGS:

Soils Observed by : Matt Mehnert Date Observed : 03/29/2007

Boring :1

Boring Label :	1				
GPS Coordinates:	X:		Y:		
HSWT Observed:	Yes	HSWT Indicator:	Gray	Depth of HSWT:	4.00 Feet
Ground Water Observed:	No	Depth of Ground Water:			
Captured Date:	03/28/2007 15:19	Captured By:	mehnertm		

Texture :

Depth:	2.00 Feet	Soil Info:	Fill
Size:		Color:	
Wetness:			
Depth:	1.00 Feet	Soil Info:	Old Field
Size:		Color:	
Wetness:	Saturated		
Depth:	1.00 Feet	Soil Info:	Sand
Size:		Color:	
Wetness:	Wet		
Depth:	1.00 Feet	Soil Info:	Sand
Size:		Color:	Gray
Wetness:	Saturated		

Disclaimer: The Oakland County Health Division will not deny participation in its programs based on race, sex, religion national origin, age or disability. State and federal eligibility requirements apply for certain programs.

BLDG 36 EAST 1200 N. TELEGRAPH RD DEPT 432
PONTIAC MI 48341-0432
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250 ELIZABETH LAKE RD
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27725 GREENFIELD RD
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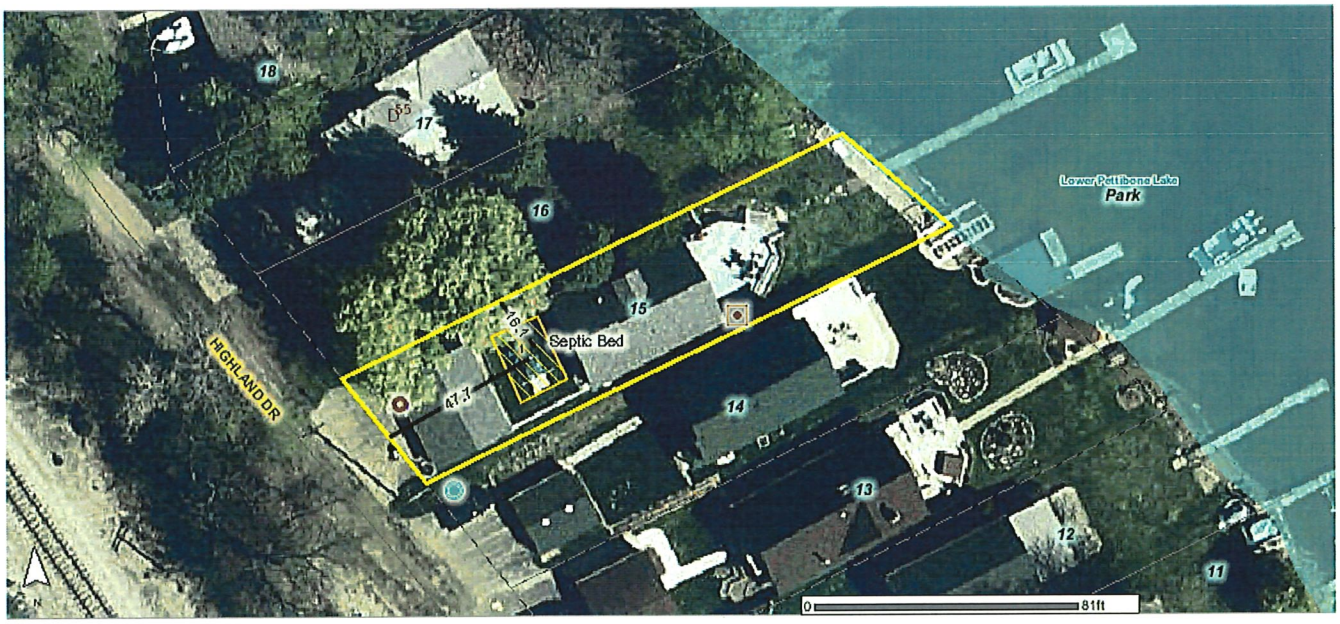
PERMIT#: **128-07-000035**
Parcel ID: 11-34-128-021
Application Tracking Number: 63167637

Property Address:

2109 HIGHLAND DR
HIGHLAND MI 48357 -4913



Legend

Highlighted Feature
Well-Applicant
Applicant Proposed
Existing Well-Site
Proposed Existing Well-Final
Proposed Existing Structure-Applicant
Applicant Proposed
Existing Structure-Site
Proposed Existing Structure-Final
Proposed Existing SoilBoring-Site
SoilBoring-Final
Septic Tank-Applicant
Applicant Proposed Existing Septic Tank-Site
Proposed Existing Septic Tank-Final
Proposed Existing Septic Field-Applicant
Applicant Proposed Existing Septic Field-Site
Proposed Existing
Septic Field-Final
Proposed Existing Septic Area-Site
Initial Area Reserve Area Septic Area-Final
Initial Area Reserve Area Parcel Sketch Lines-Final
Parcel Sketch Lines-Site
Dimension Line-Applicant
Dimension Line-Site
Dimension Line-Final
Labels-Site
Labels-Final
MiscFeature-Site
Gas Utility
Electric Utility
Communication Utility
Sewer Utility
Water Utility
Storm Utility
Vegetation
Outbuilding
Other
MiscFeature-Final
Gas Utility
Electric Utility
Communication Utility
Sewer Utility
Water Utility
Storm Utility
Vegetation
Outbuilding
Other
GPS Wells
GPS Septic Tanks
Septic Lid
Field Corner
Pump Chamber Lid
D-Box
Alternative Treatment Unit
GPS Soil Borings
GPS Septic Field
GPS Field Notes
Well Depths
Wells
Abandoned
Commercial
Domestic
Heat Pump
Industrial
Irrigation
Monitoring
Oil
Other
Public
Test
Unknown
Roads
IN
MJ
MN
ST
US
Contamination Buffers
Water Bodies
Swamp or Marsh
Lake or Pond
Stream or River
2005 True Color Aerial Imagery

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27725 GREENFIELD RD
SOUTHFIELD MI 48076-3625
(248) 424-7000

1010 E WEST MAPLE RD
WALLED LAKE MI 48390-3588
(248) 926-3300

Site Sketch PIN 11-34-128-021

Legend

- OC Water Area (EH)
- GPS Well

GPS Septic Tanks

- Septic Lid
- Pump Chamber Lid
- GPS Septic Field
- Dimension Line - Site
- OC Tax Parcel



N

0 0.01 0.01 mi

Oakland County Health Division
Oakland County, MI
9/28/2026, 2:56:42 PM

OAKLAND COUNTY MICHIGAN

Charter Township of Highland (H) 11-34-128-021 Active

Print Layout: 2 per page

Print Date: Date:

2109 Highland Dr
Highland MI 48357-4913

View: Front

Structure: Primary

Photo Date: 04/10/2013



2109 Highland Dr
Highland MI 48357-4913

View: Side

Structure: Primary

Photo Date: 04/10/2013



2109 Highland Dr
Highland MI 48357-4913

View: Front

Structure: Garage

Photo Date: 04/10/2013



OAKLAND COUNTY MICHIGAN

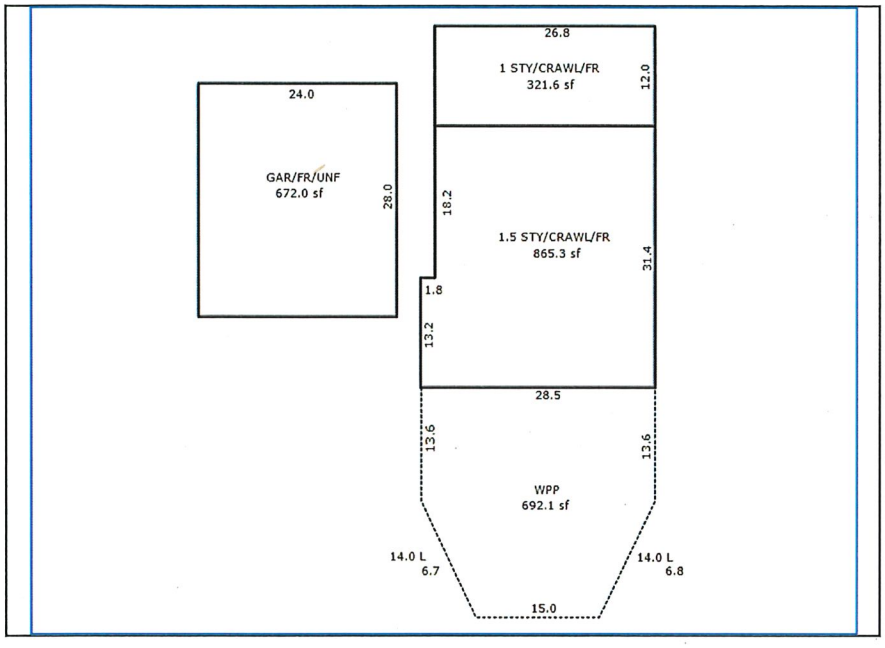
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page

PIN: 11-34-128-021

PRINT DATE: 9/28/2026



2109 HIGHLAND DR HIGHLAND MI 48357-4913

2 beds / 2 full baths / 0 half baths / 1620 sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-34-128-021

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)	: KENNETH R MAVIS & ANN LOUISE MALNAR MAVIS
Postal Address	: 2109 HIGHLAND DR HIGHLAND MI 48357-4913

Location Information

Site Address	: 2109 HIGHLAND DR HIGHLAND MI 48357-4913		
PIN	: 11-34-128-021	Neighborhood Code	: LRD
Municipality	: Charter Township of Highland		
School District	: 63220 HURON VALLEY SCHOOLS		
Class Code	: 401 Residential - Improved		

Property Description

T3N, R7E, SEC 34 REID'S SUB LOT 15

Most Recent Sale Since 1994

Date	: 08/03/2016		
Amount	: $1	Liber	: 49679:414
Grantor	: MAVIS, KENNETH R MAVIS, ANN LOUISE-MALNA	Grantee	: MAVIS, KENNETH R MAVIS, ANN LOUISE-MALNA

Next Most Recent Sale

Date	: 05/18/1998		
Amount	: $224,000	Liber	: 18683:600
Grantor	: FARRITOR,PATRICK,E	Grantee	: MAVIS,KENNETH,R

2109 HIGHLAND DR HIGHLAND MI 48357-4913

2 beds / 2 full baths / 0 half baths / 1620 sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-34-128-021

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	: $104,358	State Equalized Value	: $199,210
Current Assessed Value	: $199,210	Capped Value	: $104,358
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	: $2,277.97	Summer	: $2,331.87
Winter	: $1,341.27	Winter	:
Village	:	Village	:

Lot Information

Description	: LEVEL	Area	: 0.162 ACRES

Primary Structure

Structure	: SingleFamily	Living Area	: 1620 SQ FT
Ground Floor	: 1187 SQ FT	Year Built	: 1925
Effective Year	: 1975	Remodel Year	: 1987
Stories	: 1.5 Story	Rooms	: 7
Bedrooms	: 2	Full Baths	: 2
Half Baths	: 0	Fireplaces	: 0
Ext Walls	: Alum., Vinyl	Basement	: NO - CRAWL SPACE
Garage	: SEPARATE - 2 car (672 SQ FT)	Heat	: Forced Hot Water
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT

Porch Information

	Type	Area
	WPP	692 SQ FT