MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: November 18, 2026
Re: ZBA26-25
4131 Harvey Lake Rd
11-10-200-014
Applicant: Paul & Theresa Behling
Owner: David J Mazel

This variance request arises from a proposed land division/combination of two parcels created in the 1970's. Both parcels are zoned R3 –Residential Single Family (3-acre min). The subject parcel (11-10-200-014) and the receiving parcel (11-10-200-024) currently share a property line along the western half of the subject parcel's north line. Neither parcel currently conforms to ordinance standards in the ARR Zoning District. Please see the attached aerial photographs.

The request is to extend the east line of the receiving parcel due south to make a logical division, and combine the land separated from the subject parcel to the receiving parcel. The results would be as follows (an "X" signifies compliant with ordinance):

	BEFORE				AFTER			
	Subject parcel		Receiving parcel		Subject parcel		Receiving parcel	
Lot Width	165.85'	V	165.85'		165.85'	V	331.15'	X
Lot Area	4.93 ac	X	2.47 ac		2.47 ac		4.93 ac	X
Width to Depth Ratio	7.7		3.9	X	3.9	X	2.0	X

The lot width non-conformity was approved through a variance in 1975. This non-conformity need not be addressed again. The division/combination does address and remove the lot width to depth ratio and provides for better management of the property by the two parties.

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road: 75 ft
Rear yard for Primary Structures: 100 ft
Rear yard for Detached Accessory Structures: 50 ft
Side yards: 40 ft / 40ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

A .5-acre variance from the required 3-acre minimum lot to 2.5-acres provided for the completion of a land division/combination request. This request is for a reduction of the variance from Sec. Sec. 4.15. Schedule of Regulations of the Zoning Ordinance.

For the variance request, the applicant has provided a certified survey of the proposed parcels. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Section 4.15 of the Zoning Ordinance Sec.

Highland Township

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

ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

Hearing Date: 11/18/25
Case Number: 26-25
Fee: $325
Date Applied: ~~9/~~ 9/25

APPLICANT NAME: PAUL & THERESA BEHLING

PROPERTY OWNER NAME (if different): DAVID MAZEL

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

ORDINANCE SECTION(S) BEING APPEALED: 4.15

PROPERTY ADDRESS: 4131 HARVEY LAKE RD ZIP: 48356

ZONING DISTRICT: R-3 PARCEL ID NUMBER: 11 - 10 - 200 - 014

DIMENSIONAL VARIANCE(S) BEING REQUESTED: MINIMAL ACREAGE OF 3.0 TO 2.5

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?

NARROW EXISTING LOT WIDTH. ATTEMPTING TO CREATE ORDERLY DIVISION RESULTING IN ONE FULLY COMPLIANT LOT AND ONE NON-COMPLIANT LOT THAT MATCHES EXISTING DEVELOPMENT PATTERN.

2. Can the project be redesigned to meet zoning requirements without the need for a variance?
NO

3. Is the reason for a variance request of a personal nature? (for example: financial impact, convenience, physical and/or mental characteristics of the household members, etc.)
NO

4. Has the difficulty been self-created by the current owner?
NO

5. Will the proposal be harmful to the health, safety, and welfare of the area/neighborhood?
NO

6. Will the proposal alter the essential character of the area/neighborhood?
NO

7. Will the proposed variance be the minimum necessary?
YES

Sec. 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.

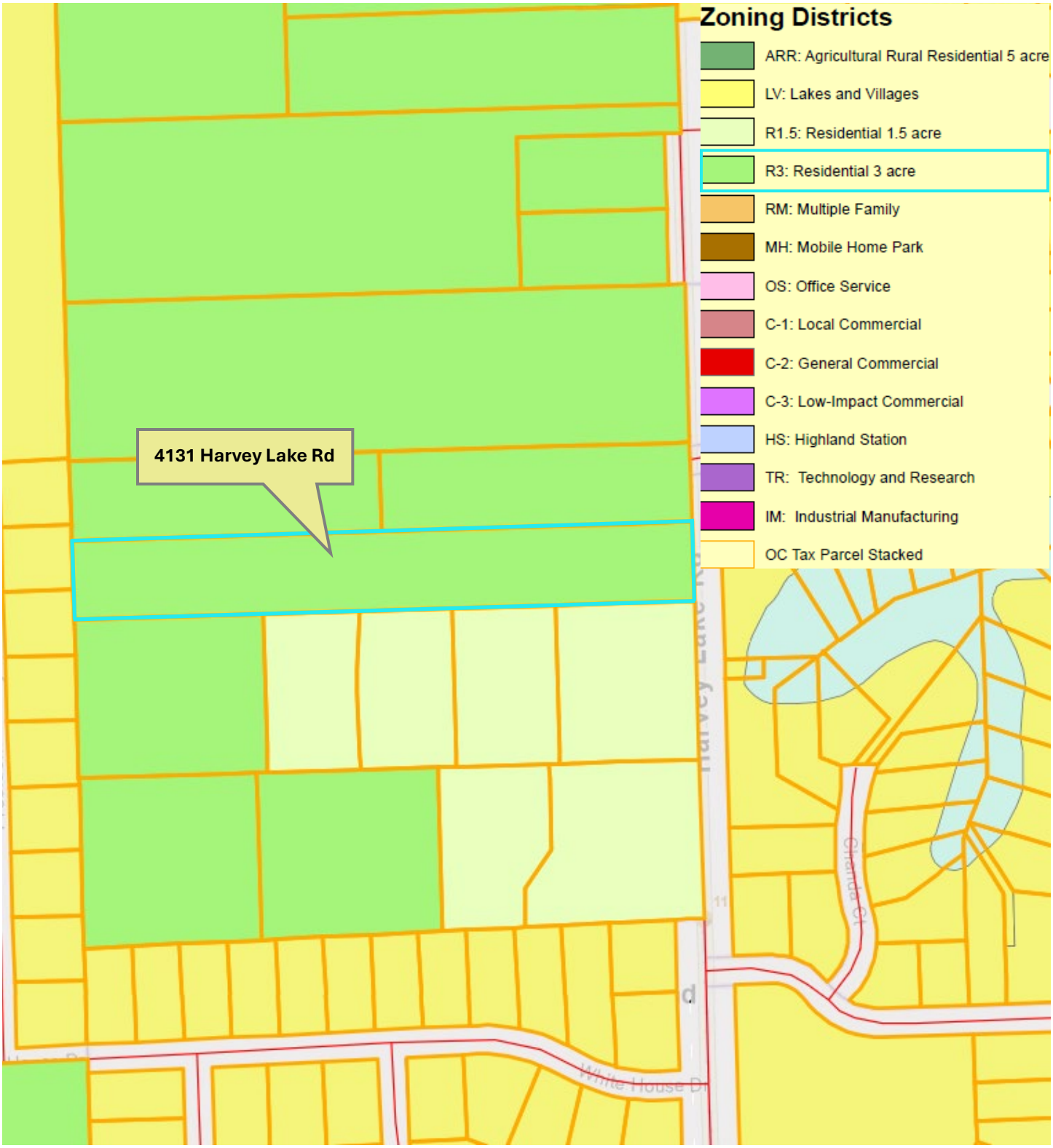
S. Side and rear setbacks shall be doubled along lot lines adjacent to residentially zoned and used properties.

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.

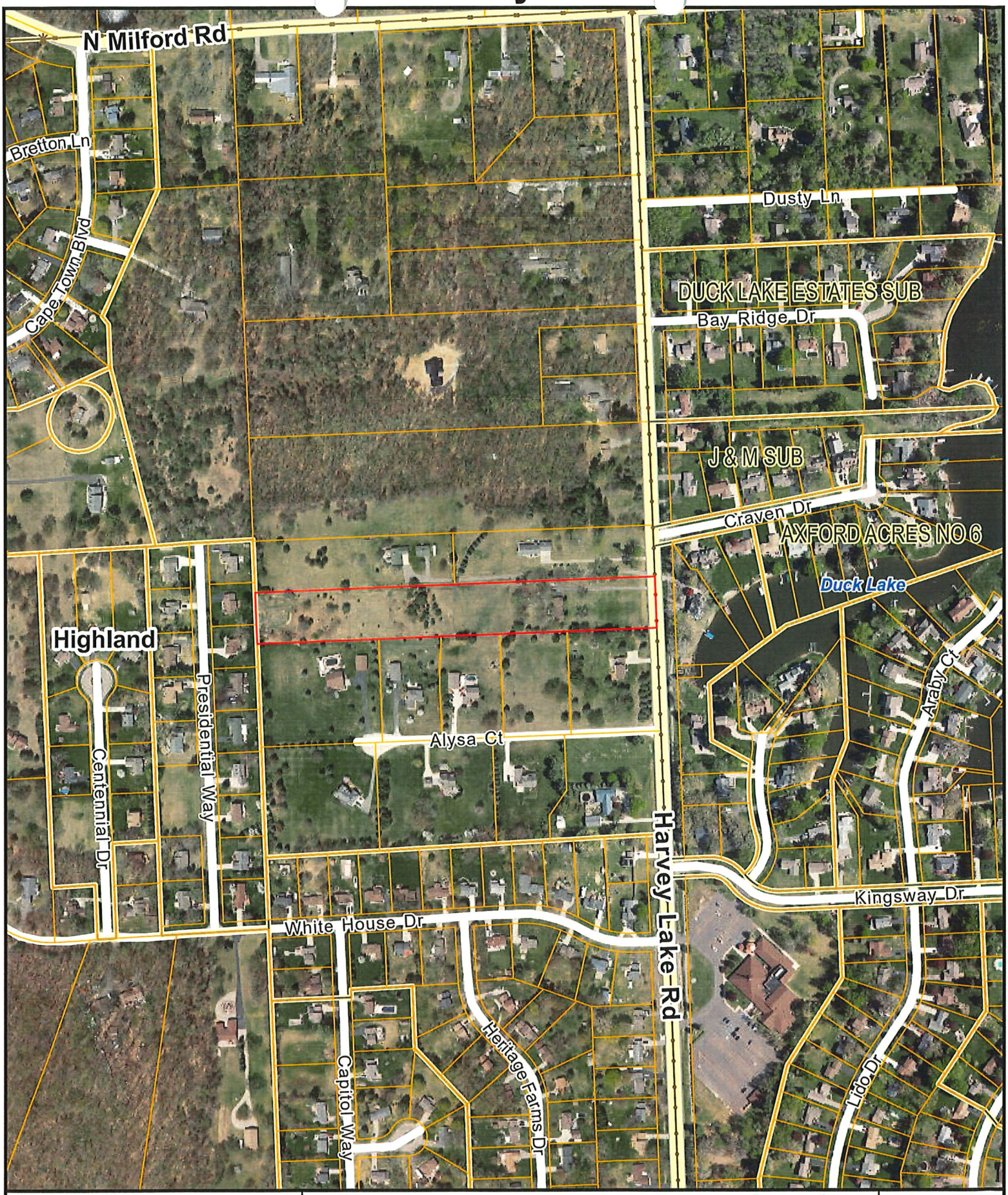
U. Maximum lot coverage shall not exceed thirty (30) percent except that the aggregate of greenhouses and self-storage may cover forty (40) percent of the lot, provided no single building exceeds five thousand (5,000) square feet.

(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



4131 Harvey Lake Rd



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

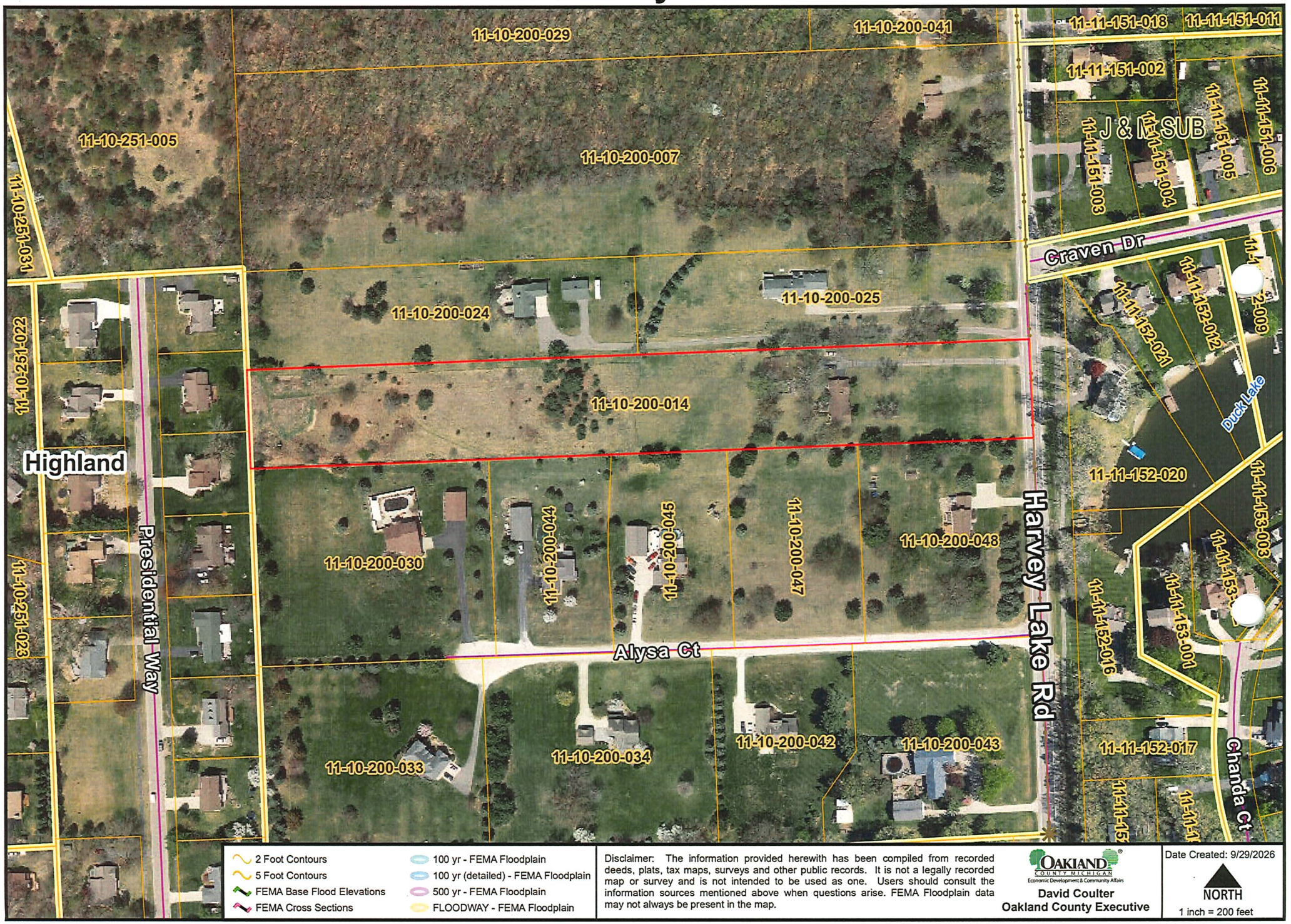
David Coulter
Oakland County Executive

Date Created: 9/29/2026

NORTH

1 inch = 400 feet

4131 Harvey Lake Rd



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: 9/29/2026

NORTH

1 inch = 200 feet

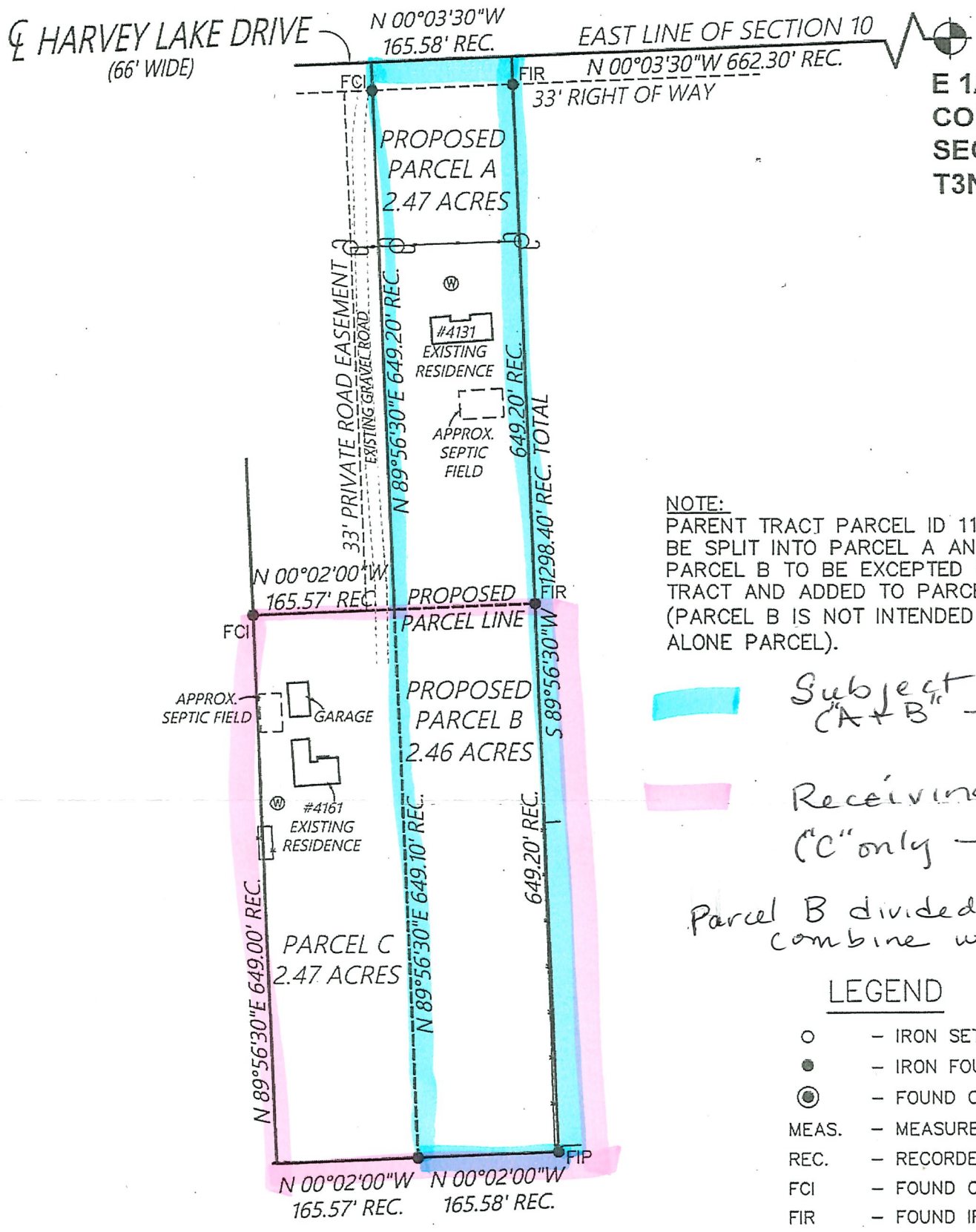
PRELIMINARY PARCEL SPLIT

Prepared For: PAUL BEHLING

ZONING:
PROPERTY IS ZONED: R-3
(RESIDENTIAL 3 ACRE)

SETBACKS:
FRONT: = 75 feet
SIDES: = 40 feet
REAR: = 100 feet

0 100 200
SCALE: 1" = 200'



NOTE:
PARENT TRACT PARCEL ID 11-10-200-014 TO BE SPLIT INTO PARCEL A AND PARCEL B. PARCEL B TO BE EXCEPTED OFF OF PARENT TRACT AND ADDED TO PARCEL C. (PARCEL B IS NOT INTENDED TO BE A STAND ALONE PARCEL).

Subject Parcel ("A+B" → "A" only)

Receiving Parcel ("C" only → "B+C")

Parcel B divided from A to combine with C

LEGEND

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

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

SEPTIC FIELD LOCATION IS APPROXIMATE AND SHOULD BE FIELD VERIFIED.

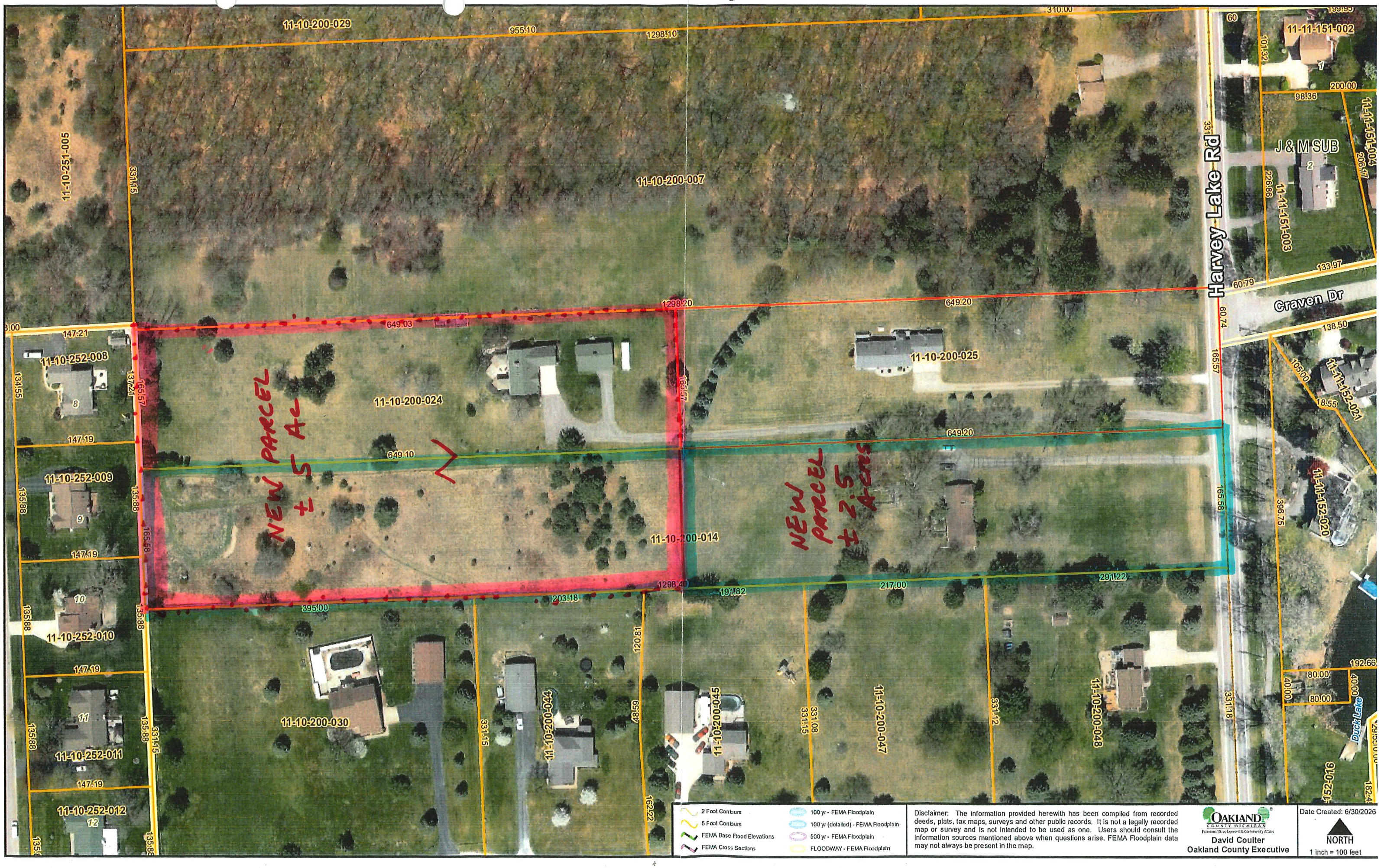
STATE OF MICHIGAN
KAROL L. GROVE
PROFESSIONAL SURVEYOR
4001039075
LICENSED PROFESSIONAL SURVEYOR

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:	09-10-2026
DRAWN:	DJS	JOB NO:	26-7408
CHECKED:	KG	SHEET:	1 OF 1
REVISED:			

4161 Harvey Lake



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OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs
David Coulter
Oakland County Executive

Date Created: 6/30/2026

NORTH

1 inch = 100 feet

SHIRLEY WAKEFIELD, CLERK
HIGHLAND, MICHIGAN

ARTHUR VAN BROOK, SUPERVISOR
HIGHLAND, MICHIGAN

SHARYN GIDDAY, TREASURER
HIGHLAND, MICHIGAN

CHAS. L. COOPER, TRUSTEE

HENRY BESANCON, TRUSTEE

HIGHLAND TOWNSHIP

205 N. JOHN STREET
HIGHLAND, MICHIGAN 48031
887-1031 – 887-4141

HIGHLAND TOWNSHIP ZONING BOARD OF APPEALS MINUTES FOR APRIL 15, 1975

PRESENT:	ABSENT:	VISITORS:
Henry Besancon-Chairman	None	8
Robert Janoska		
Arlington Newman		
Fred Shilling		

1. Applicant: David J. Mazel, #11-10-200-014, R-1-A, 4130 Harvey Lk. Rd. Requesting variance of width from 200' to 165.58' and side yard setbacks from 40' and 60' to 45' and 50' to build single-family dwelling. Motion by Mr. Newman that variance be granted. Seconded by Mr. Shilling. Yes-4 No-0. Variance Granted.

2. Applicant: Rural Country Homes, Lot 51, Highland Hills #1, #11-09-254-011. Requesting variance on waterfront setback from 65' to 35' to build single-family dwelling. Motion by Mr. Shilling that variance be granted except setback from 65' to 45'. Seconded by Mr. Besancon. Yes-1 No-2 Mr. Besancon Mr. Newman. Abstain-Mr. Janoska. Variance Denied. X

3. Applicant: Rural County Homes, Lot 78, Highland Hills #1, #11-09-251-003. Asking water front setback from 65' to 40' to build single-family dwelling. Motion by Mr. Shilling that variance be granted. Seconded by Mr. Newman. Yes-0 No-3 Abstain-Mr. Janoska. Variance Denied.

4. Applicant: Rural Country Homes, Lot 77, Highland Hills #1, #11-09-251-003. Asking waterfront setback from 65' to 50' and/or decrease front yard setback to build single-family dwelling. However, apparently outlot "E" exists and lot is under some confusion. Motion by Mr. Newman that action be tabled for legal opinion on definition of waterfront lot. Seconded by Mr. Shilling. Yes-3 No-0 Abstain-Mr. Janoska. Action Tabled until next meeting.

Meeting adjourned: 9:55 P.M.

Respectfully submitted: Robert L. Janoska/ls

LOT # Acreage

Subdivision ——

Sidwell # 11-10-200-014

OAKLAND COUNTY HEALTH DIVISION
1200 N. Telegraph Rd., Pontiac 48341-0432 (248) 858-1312
27725 Greenfield Rd., Southfield 48076-3625 (248) 424-7191
1010 E. West Maple Rd., Walled Lake, MI 48390-3588 (248) 926-3305

09/11/98 12:44PM 001#7004 001
842373/aw CHECK $65.00

APPLICATION

☐ PART A: NOTIFICATION OF WATER SUPPLY INFORMATION

☐ PART B: PERMIT TO INSTALL OR REPAIR AN ON-SITE SEWAGE DISPOSAL SYSTEM

(Township, Village, City) HIGHLAND No. 4131 Street Harvey Lake Rd
New Home —— No. of Bedrooms 3 Repair of System YES
Non-Residential Building Type —— No. of Persons 3
Owner David Mazel Address 4131 Harvey Lake City Highland Zip 48356
Applicant Thornton Sgstr Address 777 N Milford City " Zip 48357
SIGNED: [signature] Date 9 Sept 98 Telephone No. 887-1648

PART A

WELL INFORMATION

Will the property be serviced by a water well on-site? ☐ Yes ☐ No Casing Size ____ inches

Well Use: ☐ New ☐ Replacement ☐ Residential ☐ Public

SPECIAL CONDITIONS/DEVIATIONS: ____

PART B

SOIL INFORMATION

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.

(To be completed by Health Division)

Hole #1	Hole #2	Hole #3	Hole #4
4 In. Topsoil	In. Topsoil	In. Topsoil	In. Topsoil
5-6 Ft. L. Sandy Sand	Ft.	Ft.	Ft.
2 Ft. SAND (COARSE)	Ft.	Ft.	Ft.
Ft.	Ft. Same	Ft.	Ft.
Grnd. Water at NONE 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 R.E. [signature] 172 Date 9/16/98

ON-SITE SEWAGE DISPOSAL SYSTEM PERMIT

Two compartment tank recommended
Size of septic tank 1000 gals; Lineal feet drain tile 85'/Bedroom; Trench width 36 in; Spacing C. to C. 8 ft.;
OR Drainage bed consisting of ____ 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 6± ft. to Sharp Sand
   Cut drainage bed 50% / 100% ____ ft. to ____.
3. CALL FOR A CUTDOWN INSPECTION PRIOR TO BACKFILLING ☑ Yes When work begins
   Date of mid-inspection ____ by ____.
4. Backfill with clean, coarse sand to grade of tile field ☑ Yes
5. Special Conditions/Comments: Stay 50' from wells.

If denied, indicate reasons: ____

PERMIT: ☑ Approved ☐ Denied ☐ Hold Environmentalist R.E. [signature] 172 Date 9/16/98

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

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

POST ON JOB

A:\EHS\ehs 14-2.FRM (Rev. 9-96) (45685)

HIGHLAND DATE OF ISSUE 9-16-98 PERMIT NO. 0003595

Ordered by Gal-Jon Mortgage Company
Karp Homes — Job No. 413-75

Survey for David J. Mazel — Location Harvey Lake Road, Highland,

NABER - HEIL
Formerly Omar E. MacNutt & Associates
959 Manitou Lane
Lake Orion, Michigan 48035

MORTGAGE SURVEY CERTIFICATE

Registered Land Surveyors
Phone: 332-2738

May 1, 19 75

This is to Certify that I have this day made a survey of a parcel of land located in the NE 1/4 ~~of the~~ of Section 10, Town 3 North, Range 7 East, Highland Township, Oakland County, Michigan, described as: Commencing at the East 1/4 corner of said Section 10; thence along the East line of said Section N 0°-03'-30"W 662.30 feet to the point of beginning; thence S 89°-56'-30"W 649.20 feet; thence N 0°-03'-30"W 165.58 feet to the centerline of 66.00 feet road right-of-way easement; thence along said line N 89°-56'-30"E 649.20 feet to the East line of said section; thence along said line S 0°-03'-30"E 165.58 feet to the point of beginning. 2.47 acres. The North 33.00 feet thereof is reserved as a road right-of-way easement. Commencing at the East 1/4 corner of said Section 10; thence along the East line of said section N 0°-03'-30"W 662.20 feet; thence S 89°-56'-30"W 649.20 feet to point of beginning; thence S 89°-56'-30"W 649.20 feet; thence N 0°-02'W 165.58 feet to centerline of 66.00 feet road right-of-way easement; thence along said centerline N 89°-56'-30"E 649.10 feet; thence S 0°-03'-30"E 165.58 feet to the point of beginning. 2.47 acres. The North 33.00 feet there is reserved as a road right-of-way easement. Subject to *

I certify that there are located as shown, buildings and improvements, and that said buildings and improvements are within the property lines, and that there are no existing encroachments upon the property described except as noted below.

This survey is for mortgage purposes only and should not be used for any other purpose.

(R) is recorded dimension, (M) is measured dimension.

Notes:

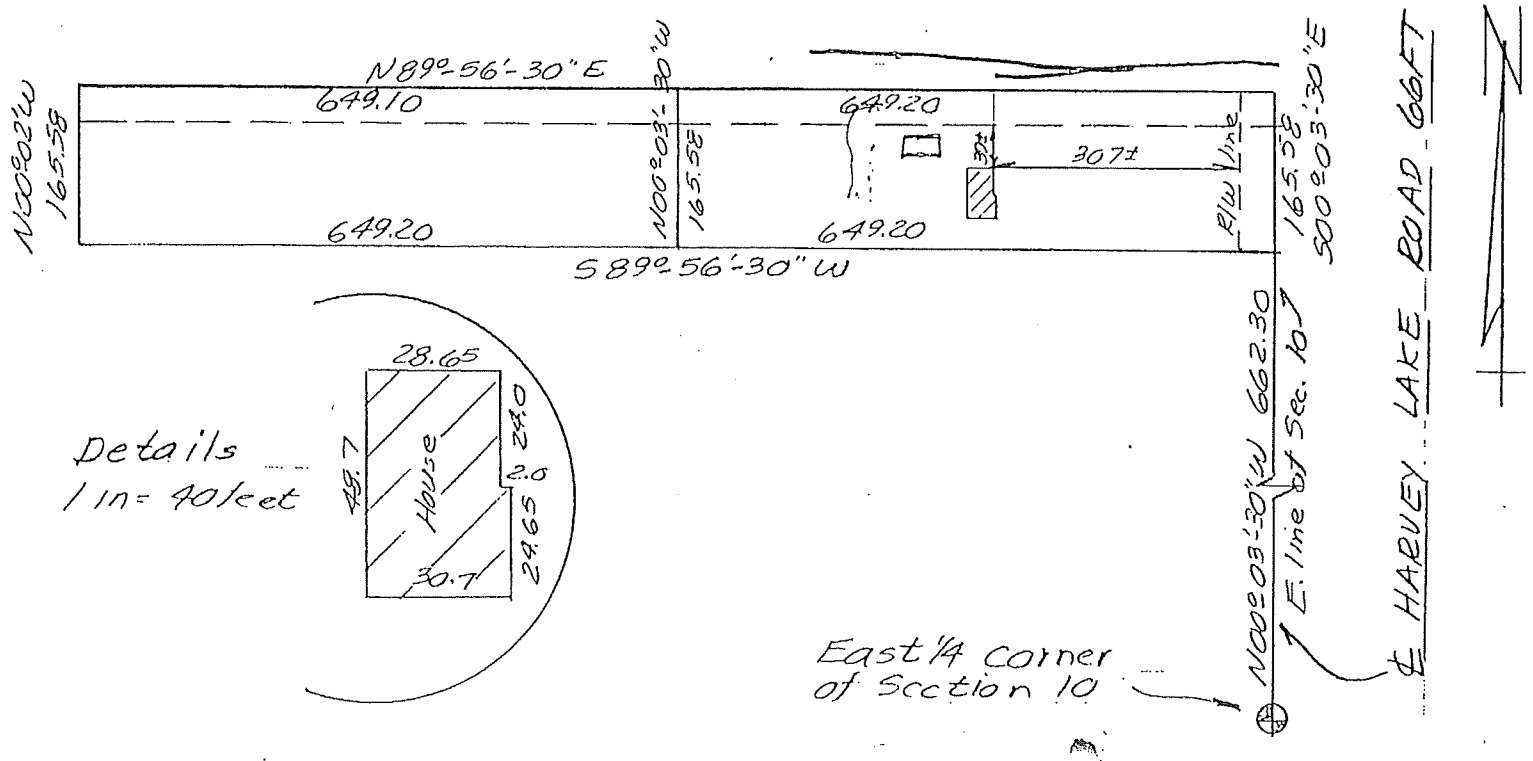
* easements of record.

Utility lines across the parcel.

House is under construction.

Glenn J. Heil

Registered Land Surveyor No. 18993



This Copy May Be Photostated
This Certificate Is Valuable, File It With Your Deed or Abstract on This Property.

Scale 1 Inch = 200 feet

~~INSTRUCTIONS~~ **SCALED PLOT PLAN FOR PERMIT NO.** 0003595

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 _____

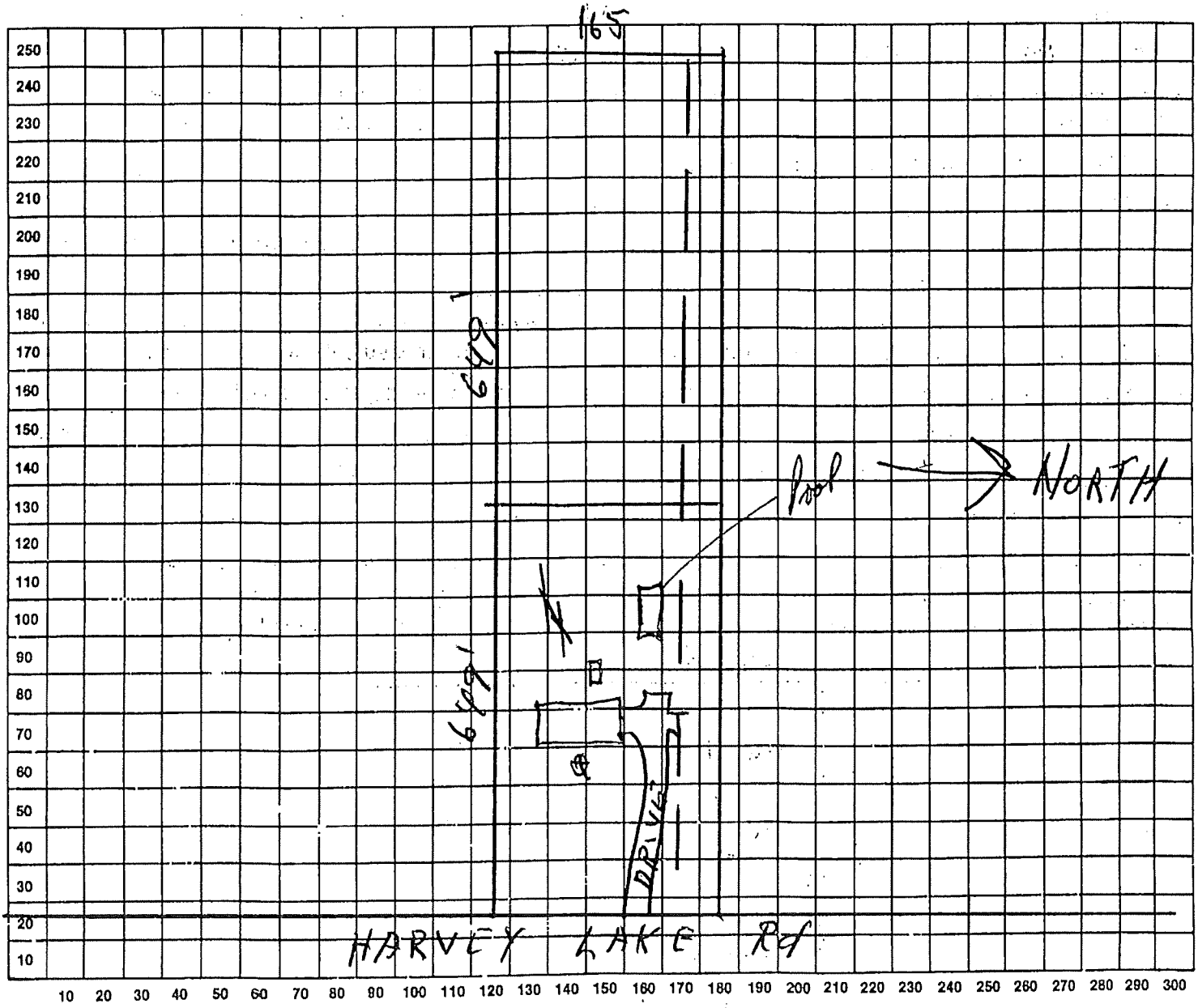
(8) Septic Tank, Drain Field _____ (9) Water and Septic Tank Systems – Adjoining Properties _____

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

~~09/11/98 12:44PM 001#7004 A01~~
CHECK $65.00

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

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



Name of Road (not to scale)

Sidwell # or address 11-10-200-014 Lot # Acerage Signed _____

City, Village, Township Highland Date 9 Sept 98

EHS 14-3 (8/92) 5.1

FINAL INSPECTION

INDICATE WHEN APPLICABLE THE FOLLOWING

(a) Received engineer's signed affidavit regarding inspection and approval ( )

(b) Surveyor's level used to check inches of fall in tile lines (List fall on sketch or plan ( )

(A) SEPTIC TANK

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

(2) Tank/cover free of cracks OK (5) Outlet sealed 365° OK (6) Isolation distances:

(a) Well 250 (b) Foundation _____ Remarks: _____

(B) TILE FIELD

(1) Header level OK (2) Header installed on compact sand OK (3) Number of drain lines 5

(4) Drain line length 47/20 ft. (5) Footer 32 ft. (6) Total lineal 248 ft.

(7) Trench width 36 in. (8) 2" stone over and 6" under tile OK (9) Stone clean OK

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

(C) DRAINAGE BED

(1) Dimensions _____ ft. X _____ ft. (2) Total _____ sq. ft. (3) Header level _____

(4) Tile lines 6' on center 2–3 ft. from edge of bed _____ (5) 2" stone over & 6" under tile _____

(6) Stone clean _____ (7) Cutdown depth approved _____ (8) 2 ft sand over shelf for cutdown installations _____ (9) Proper sand fill _____ (10) Stone installed 4 ft. above water table _____ Remarks: _____

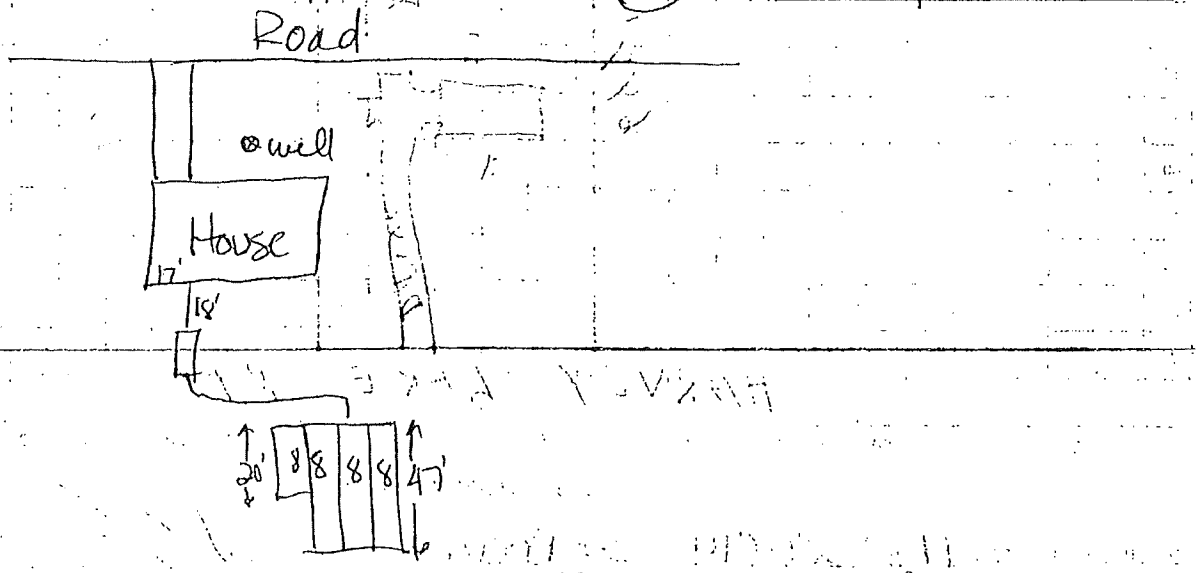
(D) DRYWELLS

(1) To calculate the effective absorption area of one rectangular dry well, measure the two sides and the two ends of the excavated area and multiply the sum of these four sides by the water depth of the well + 6 inches.

Side _____ ft., end _____ ft., depth _____ ft. Absorption area _____ sq. ft. No. of wells N/A. Total absorption area _____ sq.ft. (2) 6" stone under _____

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

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



Approved ✓ Disapproved _____ Permit # 3595 Date: 9-23-98

Installer Thorton Environmentalist _____

OAKLAND COUNTY MICHIGAN

Charter Township of Highland (H) 11-10-200-014 Active

Print Layout: 2 per page

Print Date: Date:

4131 Harvey Lake Rd
Highland MI 48356-1150

View: Front

Structure: Primary

Photo Date: 07/06/2000



OAKLAND COUNTY MICHIGAN

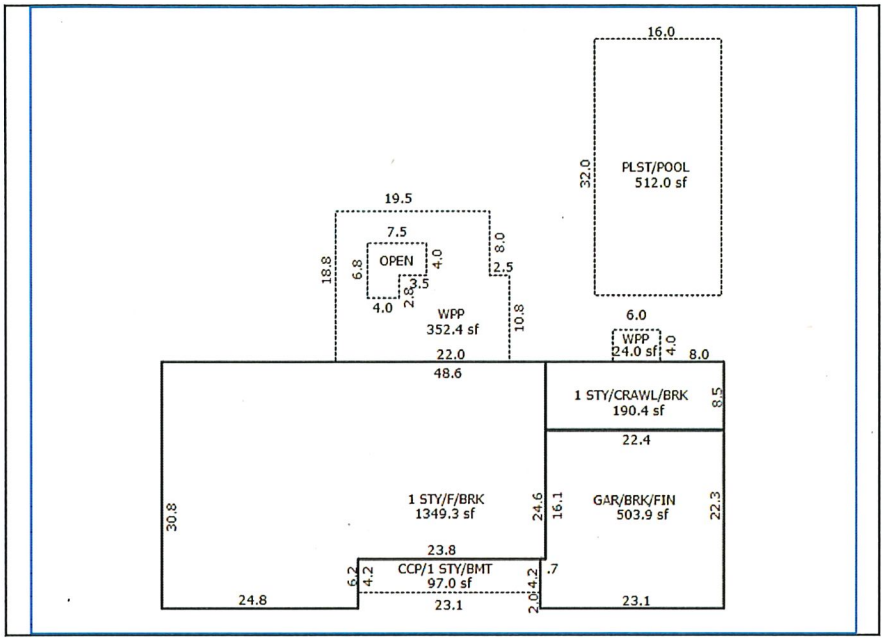
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page

PIN: 11-10-200-014

PRINT DATE: 9/29/2026



4131 HARVEY LAKE RD HIGHLAND MI 48356-1150

3 beds / 2 full baths / 0 half baths / 1539 sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-10-200-014

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)	: DAVID MAZEL
Postal Address	: 4131 HARVEY LAKE RD HIGHLAND MI 48356-1150

Location Information

Site Address	: 4131 HARVEY LAKE RD HIGHLAND MI 48356-1150		
PIN	: 11-10-200-014	Neighborhood Code	: RN1
Municipality	: Charter Township of Highland		
School District	: 63220 HURON VALLEY SCHOOLS		
Class Code	: 401 Residential - Improved		

Property Description

T3N, R7E, SEC 10 PART OF NE 1/4 BEG AT PT DIST N 00-03-30 W 662.30 FT FROM E 1/4 COR, TH S 89-56-30 W 1298.40 FT, TH N 00-02-00 W 165.58 FT, TH N 89-56-30 E 1298.30 FT, TH S 00-03-30 E 165.58 FT TO BEG 4.94 A

No Sales Since 1994

Tax Information

Taxable Value	: $116,672	State Equalized Value	: $171,050
Current Assessed Value	: $171,050	Capped Value	: $116,672
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	: $2,546.75	Summer	: $2,607.02
Winter	: $1,350.84	Winter	:
Village	:	Village	:

Lot Information

Description	: ROLLING	Area	: 4.94 ACRES

4131 HARVEY LAKE RD ..IGHLAND MI 48356-1150

3 beds / 2 full baths / 0 half baths / 1539 sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-10-200-014

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Primary Structure

Structure	: Ranch	Living Area	: 1539 SQ FT
Ground Floor	: 1539 SQ FT	Year Built	: 1973
Effective Year	: 1979	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 6
Bedrooms	: 3	Full Baths	: 2
Half Baths	: 0	Fireplaces	: 2
Ext Walls	: Brick	Basement	: YES - FULL
Garage	: ATTACHED - 2 car (503 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)	97 SQ FT
WPP	352 SQ FT
WPP	24 SQ FT