



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: May 15, 2024
Re: ZBA24-11
2225 North St
11-32-476-007
Applicant: Robert Husic
Owner: Robert Husic & Colleen Doherty

The subject parcel is zoned LV – Lake and Village Residential District. The parcel size is approximately 0.313 acres or 13,634 square feet.

The required setbacks for this parcel are as follows:

Front yard (North): 35 ft

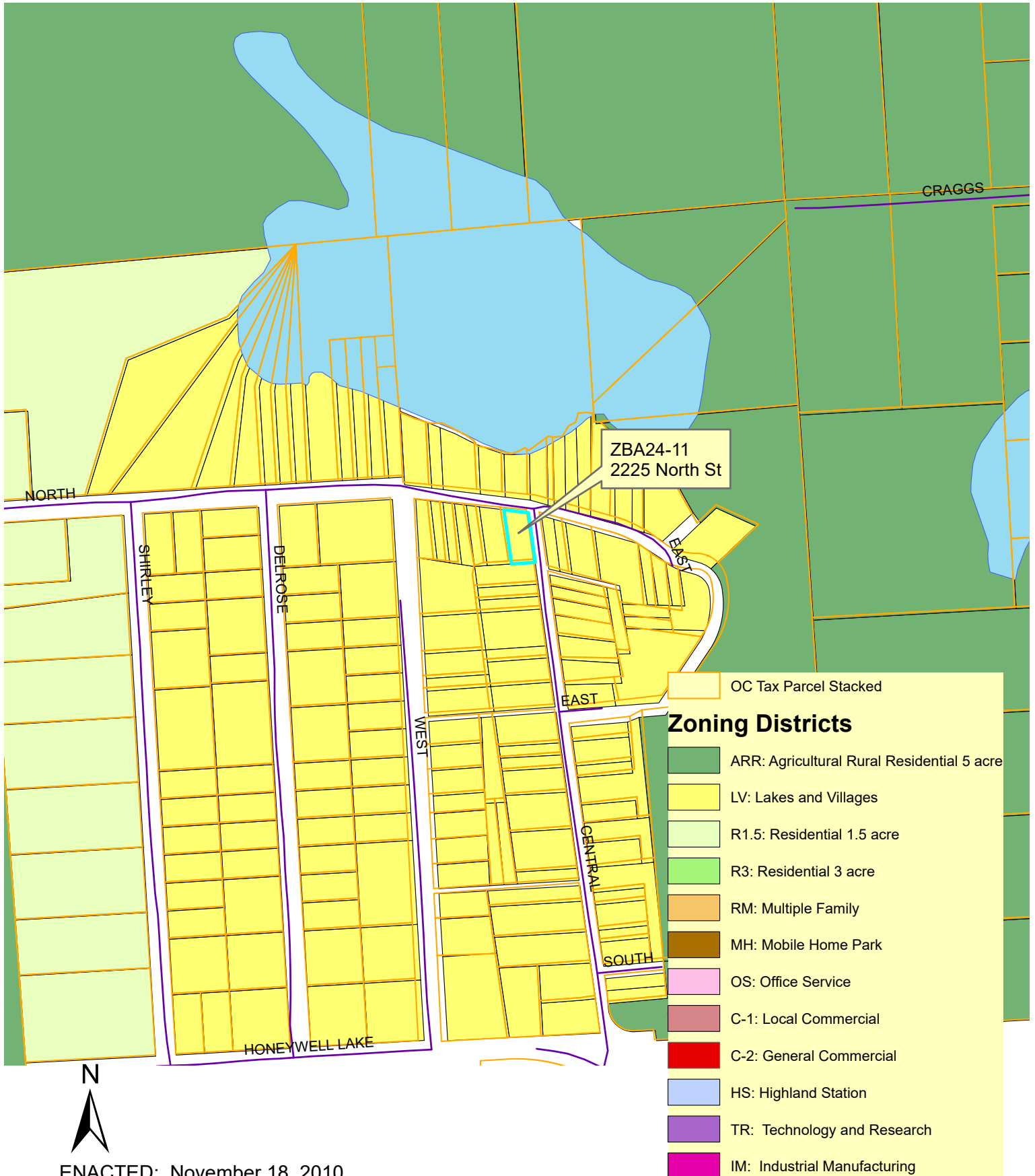
Front yard (Central): 30 ft

Side yards: 5 ft for the west lot line, 10 ft for the south lot line

This request is for a 6.9-foot variance from the calculated 30-foot front yard setback to 23.1-feet provided for the construction of an uncovered deck and stairs. This request is for a variance from Section 9.02.B.a. of the Zoning Ordinance.

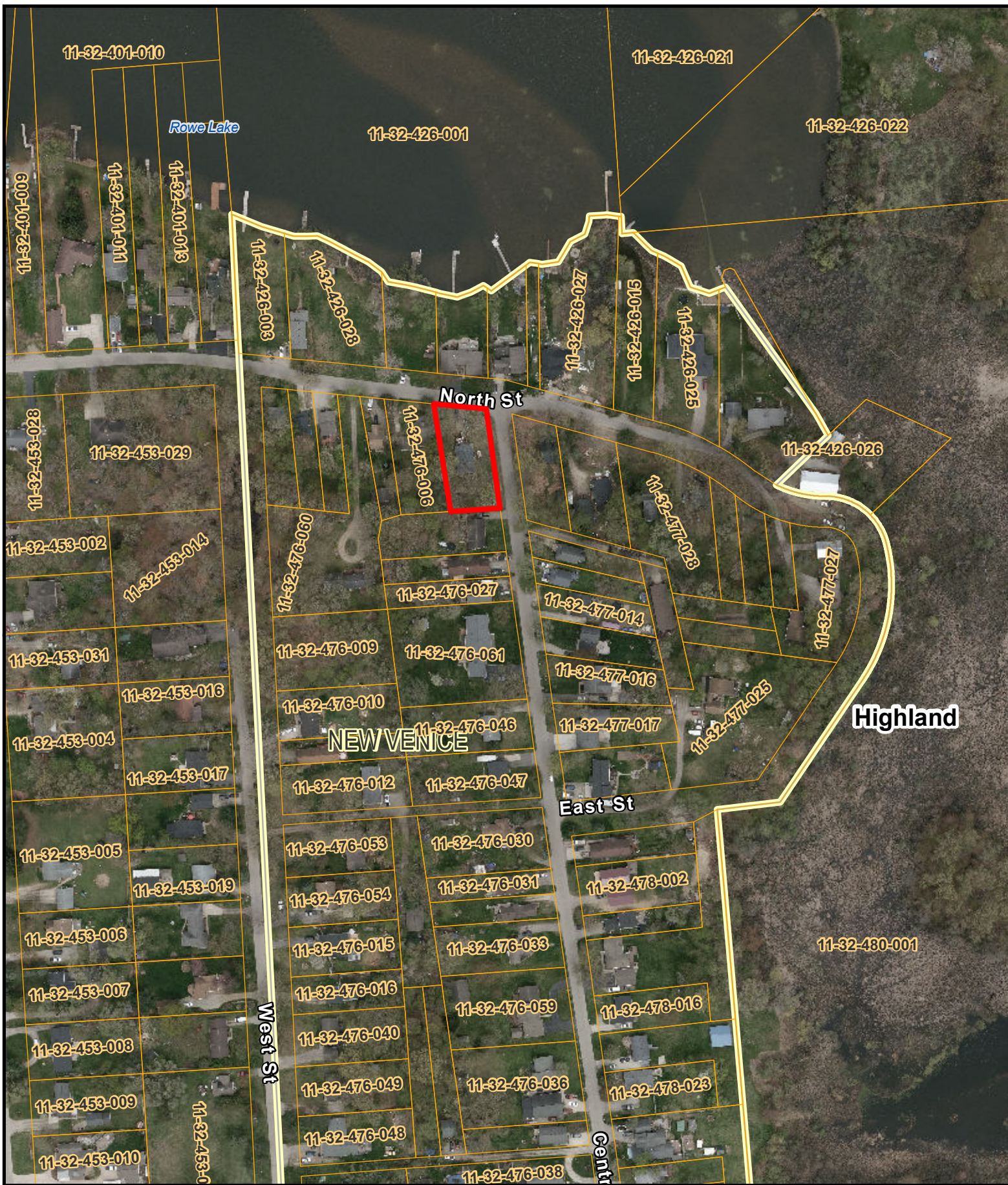
The applicant has provided a survey and photos of the property. Staff has supplied assessing records, a zoning map, an aerial approximation of the property, and Section 9.02. of the Zoning Ordinance.

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010

2225 North St



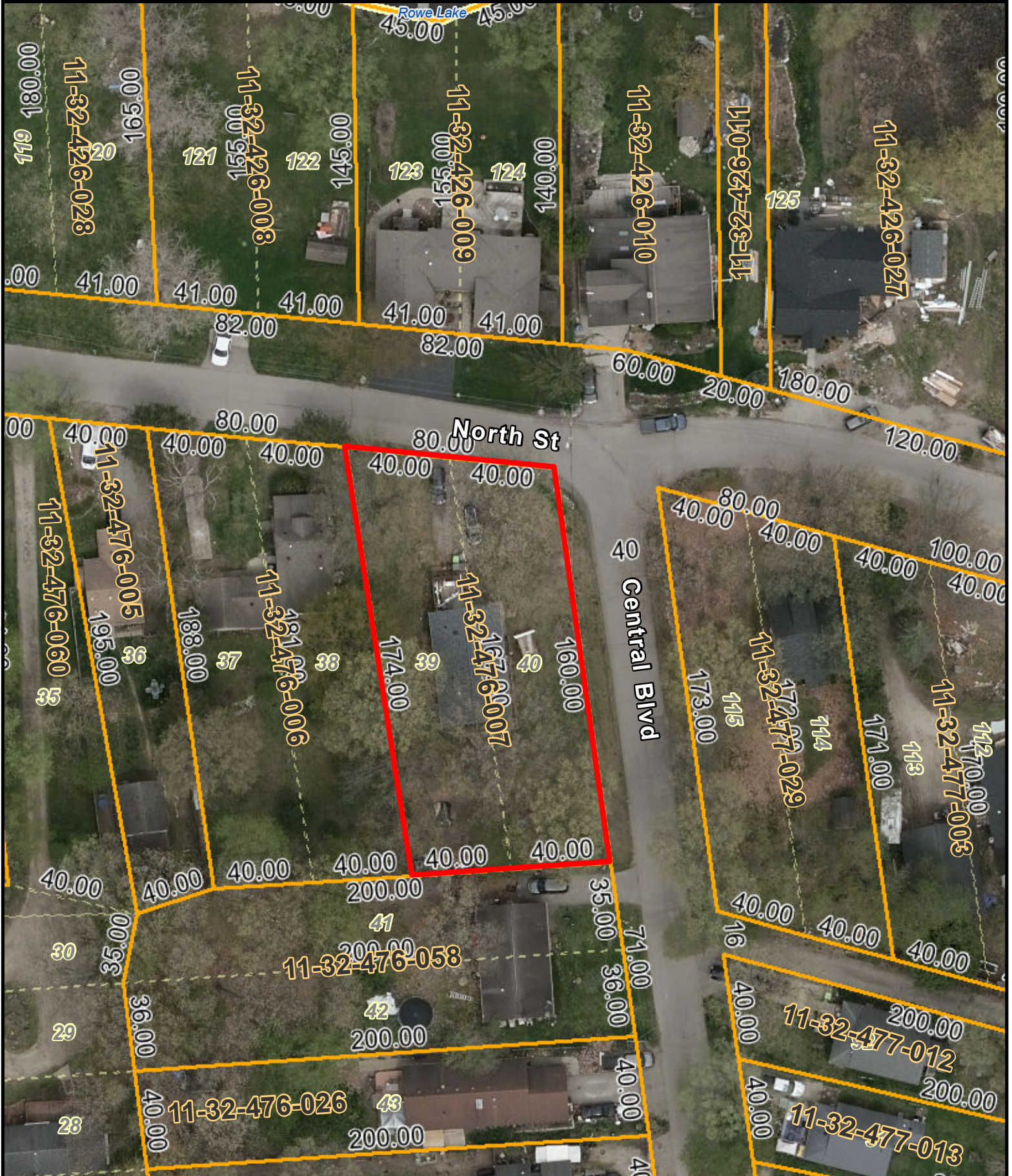
- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain









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: 4/11/2024
 NORTH
1 inch = 200 feet

2225 North St



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



David Coulter
Oakland County Executive

Date Created: 4/11/2024



Case # 24-11

Hearing Date 5/15/24

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT	
NAME:	<u>Robert Husic</u>
ADDRESS:	<u>2225 North Street</u> <u>Milford, MI 48380</u>
PHONE:	<u>248-685-0866</u>
EMAIL:	<u>Break1991 @ comcast.net</u>

OWNER	
NAME:	<u>Robert Husic</u>
ADDRESS:	<u>2225 North Street</u>
PHONE:	<u>248-685-0866</u>
EMAIL:	<u>break1991 @ comcast.net</u>

PROPERTY ADDRESS: 2225 NORTH STREET ZONING: LV

PROPERTY TAX ID NO: H-11-32-476-007

ORDINANCE SECTIONS BEING APPEALED: Sec 9.02.B.a.

VARIANCES REQUESTED: Reduce East Setback from 30 ft to 23.1 ft
Requesting a 6.9 ft variance from the
calculated front yard setback

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: Lot is substandard in area,
additionally restricted to front yards.
Structure is preexisting
Existing decks are in disrepair

I certify that all required information is shown on the attached plan and included on this form. I acknowledge that by signing this application, I am granting the right of the Zoning Board of appeals members, inspectors and administrators to conduct a site inspection of the subject property. All statements are true to the best of my knowledge.

SIGNATURE OF OWNER: [Signature] DATE: 4-4-24

SIGNATURE OF APPLICANT: [Signature] DATE: 4-4-24

Signature of applicant must be notarized.

Subscribed and sworn to before me this
4th day of April, 2024
Debra A. Pawlowski, Notary Public
My Commission expires 1/31/2029

APPLICATION FEE:	<u>\$275⁰⁰</u>
Receipt#	<u>1.059612</u> Date Paid <u>4/8/24</u>
Received by	<u>[Signature]</u>

DEBRA A. PAWLOWSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jan 31, 2029
ACTING IN COUNTY OF

Form revised 12/21/2015
S:\Planning Department New Folder\Zoning Board of Appeals\forms\ZBA Application form

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
WORKSHEET

The worksheet is designed to help you understand the appeal process and to help you submit a complete application for review by the Zoning Board of Appeals. If you have any questions after reading this worksheet you may contact the Planning and Zoning Department for assistance.

HAVE YOU MET ALL OF THE FOLLOWING CRITERIA?

- 1) Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics? If so, please describe here.

The property is located on a corner lot which causes two front yard setbacks to come into play.

The current structure is situated in such a manner the front yard setbacks will not allow proper entry into the structure in a normal fasion.

existing Decks are in disrepair

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

I don't beleive the project can be redisgned as the existing structure is currently at setback and entry can only be accomplish by encroaching the setback limit.

The current structure is situated in such a manner the front yard setbacks will not allow

proper entry into the structure in a normal fashion.

- 3) Is the reason for a variance request of a personal nature? (for example: financial impact, physical and/or mental characteristics of the household members, inconvenience, etc.)

I don't beleive the request is of a personal nature.

- 4) Has the difficulty been created by the current or previous owner?

Difficulty was created by the previous owner.

- 5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

I don't believe the variance will alter the essential character

or be harmful to the area in which the property is located.

- 6) Will the proposed variance be the minimum necessary?

Yes, the proposed variance will be the minimum necessary for this project.

Signature JDK 4-5-24
2225 North Street

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 to 119	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:

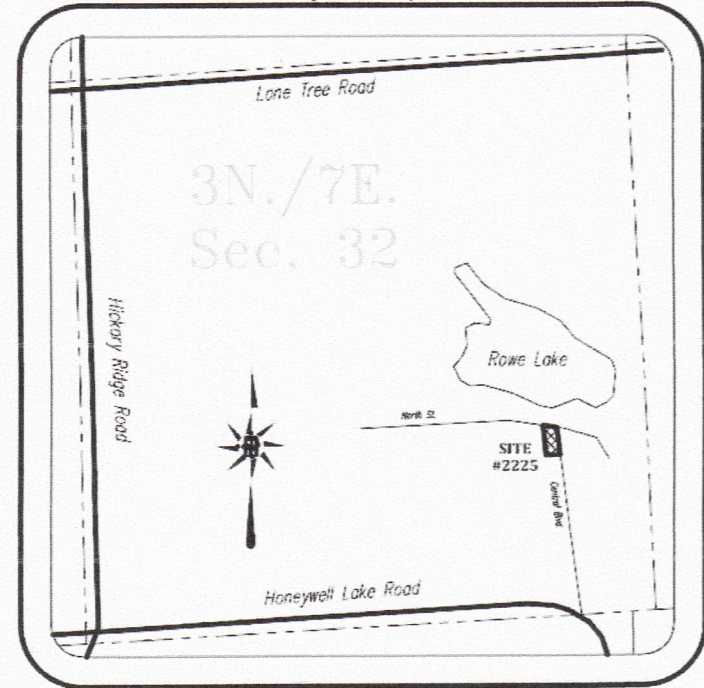
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- 1) Determine which existing primary structures or decks/uncovered porches shall be considered in the calculations. Decks and uncovered porches shall not be used in determining setback reductions for a principle structure, but principle structures 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)

Boundary & Topographic Survey

2225 North Street

SITE LOCATION MAP (NO SCALE)



LEGEND

FOUND MONUMENTATION	●
SECTION CORNER	○
RECORD MEAS.	—
FIELD MEAS.	—
PRORATED DIST.	—
PROPERTY LINE	—
EASEMENT LINE	—
PARCEL LINE	—
PLATTED LINE	—
FENCE LINE	—
STORM SEWER	—
SANITARY SEWER	—
WATER LINE/MAIN	—
GAS LINE/MAIN	—
OVERHANGING LINES	—
BURIED CABLE	—
BURIED ELEC.	—
GAS VALVE	—
GAS SHUT-OFF	—
GAS MARKER/FLAG	—
WATER MANHOLE	—
HYDRANT	—
WATER SHUT-OFF	—
WATER METER	—
WATER MARKER/FLAG	—
STORM MANHOLE	—
STORM BASIN	—
STORM RE-ENTRY BASIN	—
STORM OUTLET	—
SAN. MANHOLE	—
SAN. CLEANOUT	—
SAN. MARKER/FLAG	—
COMM. MANHOLE	—
COMM. PEDESTAL	—
COMM. MARKER	—
LIGHT POLE	—
UTILITY POLE	—
POWER TRANSFORMER	—
ELEC. MARKER/FLAG	—
ELEC. METER	—
GRND. WTR. MON. WELL	—
SIGN	—
A/C CONDITIONING UNIT	—
FOUND CONC. MON.	—
FOUND IRON ROD	—
FOUND IRON PIPE	—
FOUND T-IRON	—
FOUND CAP-IRON	—
FENCE POST	—
SET CORNER IRON	—
SET MAG. NAIL	—
BACK OF CURB	—
TOP OF CURB	—
CURB OUTLET	—
LOW POINT	—
FRESHEN GRADE	—
FRESHEN FLOOR	—
MATCH EX. GRADE	—
AS-BUILT MEAS.	—
POINT OF CURVE	—
POINT OF REV. CURVE	—
POINT OF COMP. CURVE	—
RIGHT OF WAY	—
ROW	—
POINT OF BEGIN.	—
POINT OF COMMENCE.	—
EX. SPOT ELEVATION	—
PROPOSED ELEVATION	—
DEODOROUS TREE	—
EVERGREEN TREE	—

SEQUENCE OF CONSTRUCTION:

1. GEO-TEXTILE FILTER FABRIC FENCE AND TEMPORARY SWALES WILL BE INSTALLED PRIOR TO BASEMENT EXCAVATION.
2. EXCAVATED MATERIAL WILL BE STOCKPILED BETWEEN THE EXCAVATION, THE SILT FENCE AND TEMPORARY SWALES AS SHOWN.
3. THE SEDIMENT CONTROL MEASURES WILL BE MAINTAINED, AS NEEDED, THIS WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
4. DRECT SURFACE RUNOFF TOWARDS CENTER OF SILT FENCE.
5. ALLOW OPENING IN SILT FENCE FOR CONSTRUCTION TRAFFIC.
6. PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, ESTABLISH VEGETATION IN FRONT OF WALKWAY AREAS, SLOPES GREATER THAN 1:5 AND 10' AROUND ANY CATCH BASINS.
7. AFTER BASEMENT HAS BEEN BACKFILLED, SEED ALL SLOPES 1:5 OR GREATER WITH A MIXTURE OF SEED FOR TEMPORARY SOIL.

ATTENTION BUILDERS & CONTRACTORS

NOWRY & HALE LAND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE GIVEN BUILDING DIMENSIONS. DIMENSIONS MUST BE VERIFIED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.

THIS PLAN SHALL NOT BE USED TO SET FOUNDATIONS. ARCHITECTURAL PLANS MUST BE USED FOR CONSTRUCTION OF THE FOUNDATION.

UPON ACCEPTANCE AND SUBMITTAL OF THIS PLAN FOR PERMITS, THE OWNER/BUILDER ACKNOWLEDGES HE HAS REVIEWED THE PLAN, AND THAT IT MEETS THE ESTABLISHED REQUIREMENTS.

APPROVAL OF THE SITE PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL CODES AND ORDINANCES THAT SHALL APPLY.

SETBACKS SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM THE MUNICIPALITY. ANY DEED OR SPECIAL RESTRICTIONS (I.E. SUBDIVISION RESTRICTIONS, HOUSE SIZE, BUILDING LOCATION ETC.) MUST BE SUPPLIED TO NOWRY & HALE LAND SURVEYING IN WRITING WHEN SITE PLAN IS ORDERED. NOWRY & HALE LAND SURVEYING SHALL NOT BE RESPONSIBLE FOR INTERPRETING SUBDIVISION RESTRICTIONS.

UTILITY LEAD LOCATIONS ARE APPROXIMATE. AS BUILT LOCATIONS MUST BE OBTAINED FROM THE LOCAL MUNICIPALITY AND FIELD VERIFIED.

MISC. NOTES:

FRONT & SIDE YARD VEGETATION IS REQUIRED TO BE ESTABLISHED PRIOR TO ISSUING CERTIFICATE OF OCCUPANCY.

SURFACE DRAINAGE IN NO WAY SHALL IMPACT THE ADJACENT PROPERTIES WITH A FLOODING CONDITION. SURFACE WATER SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.

ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRANK SPACES, POOLS AND SPA'S MUST BE SECURED THROUGH THE USE OF 4 FT. HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL.

FRONT SETBACK NORTH STREET

HOUSE #	DIST TO PROP.	HSE. - 30'
2231	10' W	00.0'
2245	97' W	10.0'
2253	140' W	10.0'
2267	180' W	00.0'
TOTAL	23.0'	10.0'
AVERAGE + 30'	5.0'	2.5'
AVERAGE + 30'	35.0'	10.0'

F < 30.0' THEN 00.0'
F > 40.0' THEN 10.0'

FRONT SETBACK CENTRAL BOULEVARD

HOUSE #	DIST TO PROP.	HSE. - 30'
2880	15' S	00.0'
2884	80' S	00.0'
2890	127' S	00.0'
2908	198' S	10.0'
TOTAL	32.0'	10.0'
AVERAGE + 30'	2.5'	10.0'
AVERAGE + 30'	32.0'	10.0'

F < 30.0' THEN 00.0'
F > 40.0' THEN 10.0'

LEGAL DESCRIPTION

PARCEL OF 11-32-476-007 COMMONLY KNOWN AS: 2225 NORTH STREET LOTS 39 AND 40, OF "NEW VENICE", A SUBDIVISION BEING PART OF THE SOUTHWEST 1/4 OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 7 EAST, HIGH AND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 40 OF PLATS ON PAGE 51 OF OAKLAND COUNTY RECORDS, CONTAINING 0.30 ACRES OF LAND MORE OR LESS, ALSO SUBJECT TO ANY OTHER EASEMENTS OR RIGHTS OF WAY OF RECORD IF ANY.

BENCHMARK:

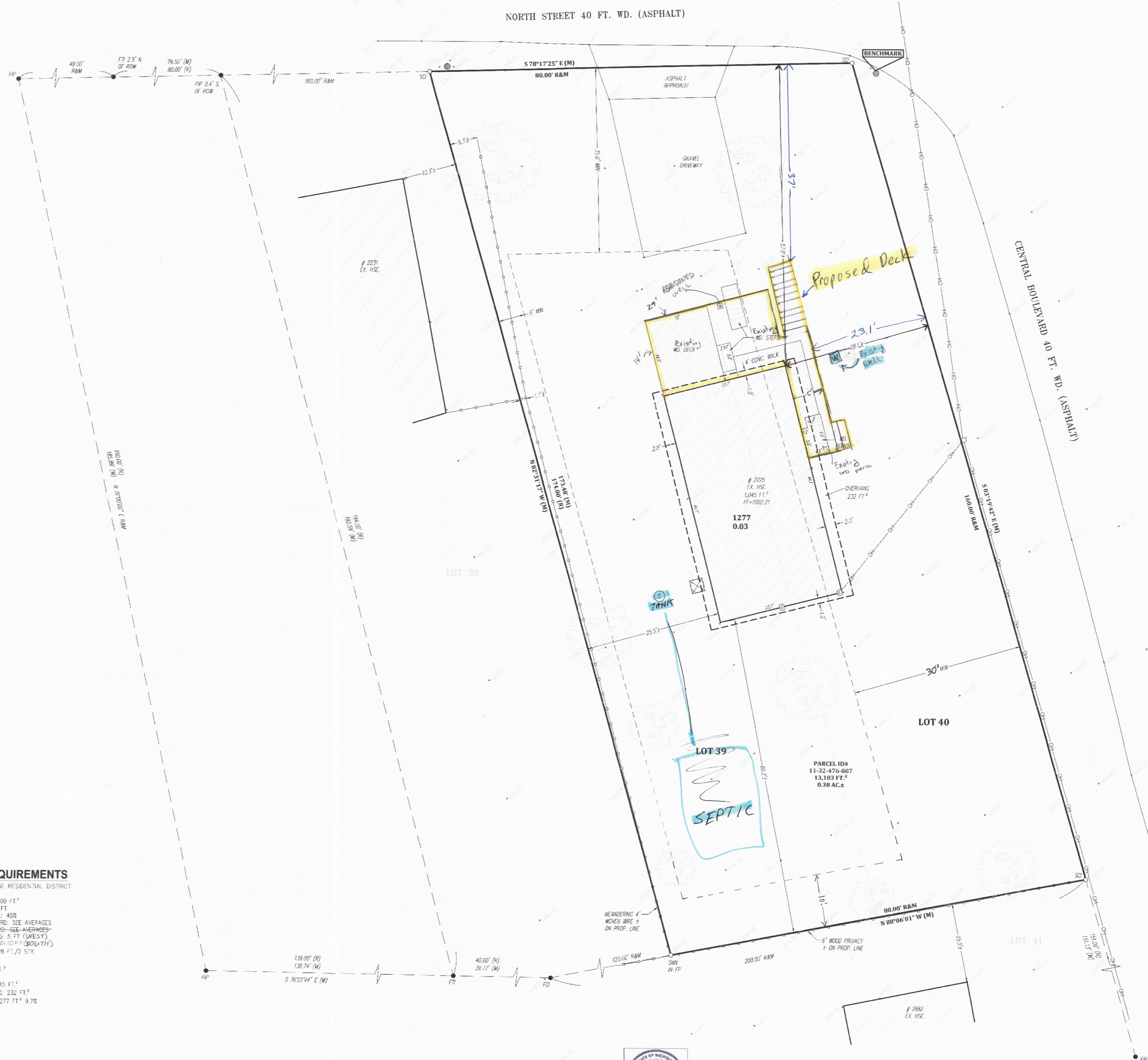
THE NORTH RIM OF THE BEDROCK CATCH BASIN 4.5 FEET EAST 2.0 FEET SOUTH OF THE NORTH-EAST CORNER OF THE PROPERTY
ELEVATION = 991.91 NAVD88

ZONING REQUIREMENTS

LV-LAKE AND VILLAGE RESIDENTIAL DISTRICT

LOT - MIN. AREA: 14,000 FT²
- MIN. WIDTH: 80 FT
COVERAGE - MAX. BLD: 40%
SETBACKS - FRONT YARD: SEE AVERAGES
- REAR YARD: SEE AVERAGES
- SIDE YARD: 5 FT (MIN.)
- CURB: 10 FT (MIN.)
HEIGHT - MAX. BLD: 28 FT, 7/2 STY.

EXISTING CONDITIONS
LOT - AREA: 13,103 FT²
- WIDTH: 80 FT
COVERAGE - HSE: 1,045 FT²
- OVERHANG: 232 FT²
- TOTAL: 1,277 FT² @ 9.7%



Boundary & Topographic Survey

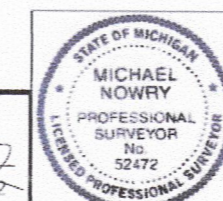
LOTS 39 AND 40, OF "NEW VENICE", BEING PART OF THE S.W. 1/4 OF THE E. 1/4 OF THE S.E. 1/4 OF SEC. 32, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND CO., MICH.

Nowry & Hale
Land Surveying LLC
1818 N. 10th St., Suite 100, Farmington, MI 48330
Tel: 248-462-0000 Fax: 248-462-0001

SECTION: S.E. 1/4 Sec. 32 DATE: 02/03/20
TWP./RANGE: 3N./7E. PROJ. #: 0209-006
COUNTY: Highland DWG. BY: MJD/207
COUNTY: Oakland 1 INCH = 10 FEET

CLIENT: Bob Husic
1225 North Street
Milford, MI 48360
I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby certify that the parcel of land described and depicted herein has been surveyed under my supervision, that the data herein is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 5, Public Act 132 of 1970.

Michael J. Nowry
Professional Surveyor
No. 5272



Modified
4/4/24
Bob Husic

(5)

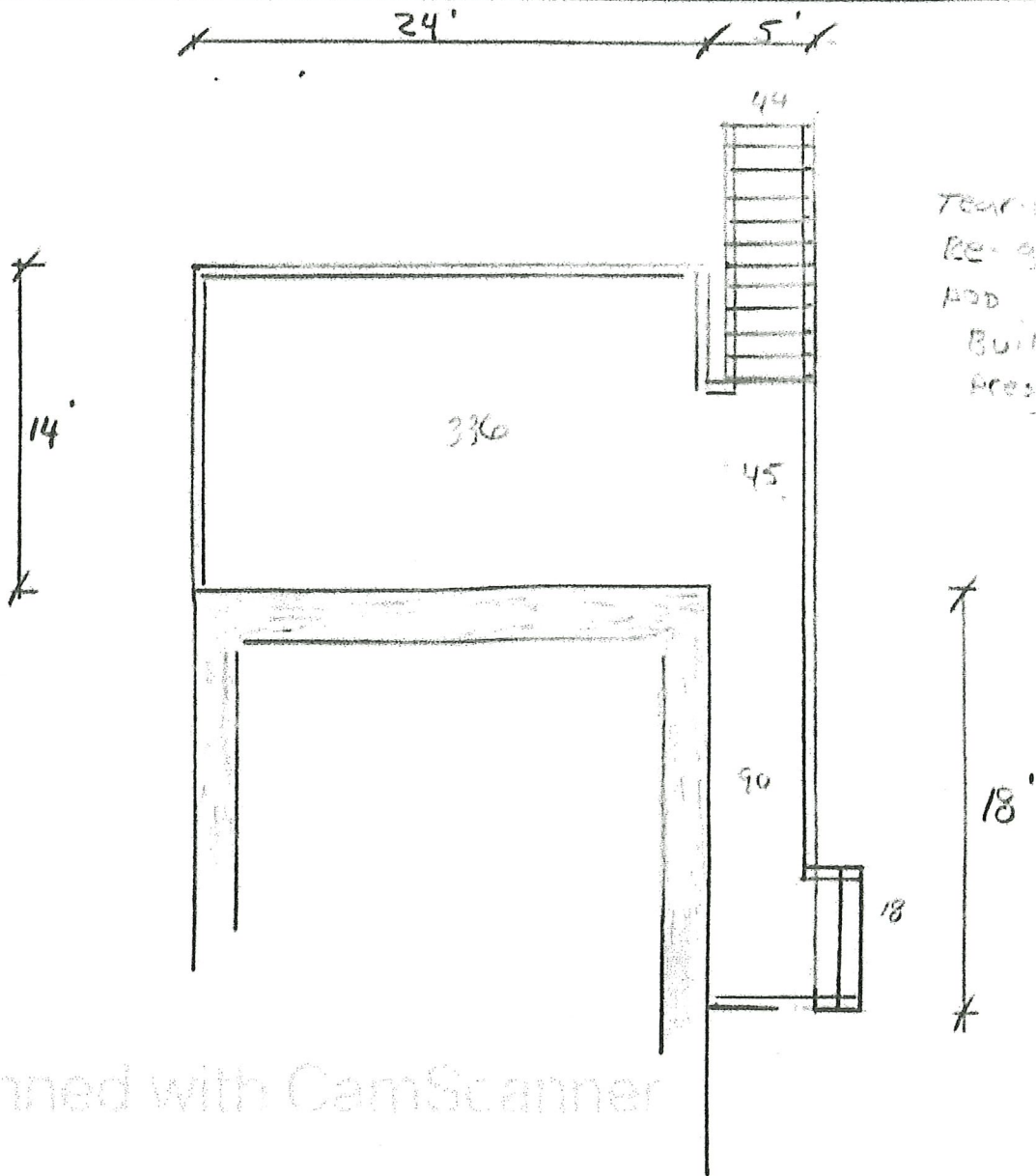


Deck Builders

Warren Hinzman
 9155 Highland Road Suite C
 White Lake, MI 48386
 Oakland: (248) 887-1030
 Macomb: (586) 486-7843
 Mobile: (248) 255-2110
 Email: warren@michigansbestdeckbuilders.com

Client: Bob
 Email:
 Phone: 248-685-0866
 Address: 2225 North St
 City:

Date:
 Deck specifications:
 Deck Out:
 Sq Ft:
 Grade It:
 Rail Length:



533 sq ft
 92' Building
 Tear-out remove
 Re-grade site
 Add plastic + gravel
 Building permit
 Pressure treated lumber

Scanned with CamScanner

Proposal for deck

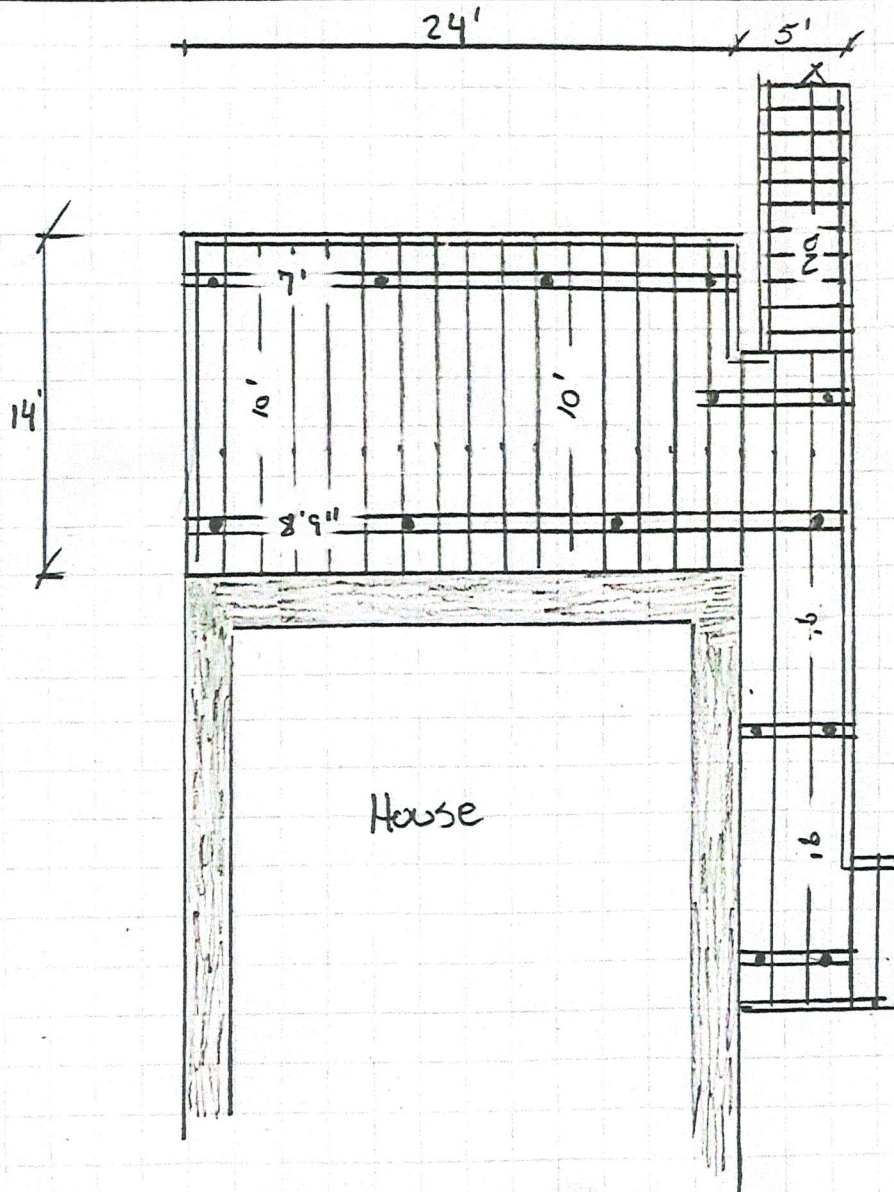


MICHIGAN'S
bestdeckbuilders

Warren Hinzman
9155 Highland Road Suite C
White Lake, MI 48386
Oakland: (248) 887-1030
Macomb: (586) 486-7843
Mobile: (248) 255-2110
Email: warren@michigansbestdeckbuilders.com

Client: Bob Music
Email: _____
Phone: 248-685-0866
Address: 2225 North ST
City: Highland

Date: 8-1-24
Deck specifications:
Tear Out: X Keep frame _____
Sq. Ft. _____ Low Rise _____
Grade 2x6 _____ 3x6 Deck _____
Rail Length _____ Post Line _____



6x6 support posts

18" x 42" footing holes

Triple 2x10 headers

2x8 joists 16" o.c.

Construction proposal



East looking west
~~Representation~~ of proposed deck
Illustration

2225 North Street
No to Scale



Illustration of propose deck
North looking South

2225 North street
Not to scale

(2)



N. East looking S. West
Current condition of property

2225 North Street

11-32-476-007

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) : COLLEEN DOHERTY & ROBERT HUSIC
 Postal Address : 2225 NORTH ST MILFORD MI 48380-2234

Location Information

Site Address : 2225 NORTH ST MILFORD MI 48380-2234
 PIN : 11-32-476-007 Neighborhood Code : RNV
 Municipality : Charter Township of Highland
 School District : 63220 HURON VALLEY SCHOOLS
 Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 32 NEW VENICE LOTS 39 & 40

Most Recent Sale Since 1994

Date : 10/22/2012
 Amount : \$1 Liber : 45121:034
 Grantor : HUSIC, ROBERT L
 HUSIC, COLLEEN M Grantee : HUSIC, ROBERT L
 DOHERTY, COLLEEN M HUSIC, COLLEEN M

Tax Information

Taxable Value : \$56,410 State Equalized Value : \$105,520
 Current Assessed Value : \$105,520 Capped Value : \$56,410
 Effective Date For Taxes : 12/01/2023 Principal Residence : N/A
 Exemption Type
 Summer Principal Residence Exemption Percent : 100% Winter Principal Residence Exemption Percent : 100%

2022 Taxes

Summer : \$1,152.24
 Winter : \$654.83

2023 Taxes

Summer : \$1,209.65
 Winter : \$721.82
 Village : Village :

Lot Information

Description : LEVEL Area : 0.313 ACRES

3 beds / 1 full baths / 0 half baths / 1063 sq ft

Residential Property Profile

11-32-476-007

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.

Primary Structure

Structure	: Ranch	Living Area	: 1063 SQ FT
Ground Floor	: 1063 SQ FT	Year Built	: 1986
Effective Year	: 1987	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 5
Bedrooms	: 3	Full Baths	: 1
Half Baths	: 0	Fireplaces	: 0
Ext Walls	: Alum., Vinyl	Basement	: YES - FULL
Garage	: None	Heat	: Forced Air w/ Ducts
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
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Porch Information

Type	Area
WPP	22 SQ FT
WPP	22 SQ FT