



MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: May 15, 2024
Re: ZBA24-12
1660 W Wardlow Rd
11-16-300-015
Applicant: Blake Charlick
Owner: Blake & Elizabeth Charlick

The subject parcel is zoned ARR – Agricultural and Rural Residential District (5-acre minimum). The parcel size is approximately 8.08 acres and is a corner lot.

The required setbacks for this parcel are as follows:

Front yard (W Wardlow): 75 ft
Front yard (Cherem): 75 ft
Side yards: 40 ft for the east & north lot line
Ordinary High-Water Mark: 65 ft

This request is for a 25-foot variance from the required 75-foot front yard setback to 50-feet provided for the construction of a 40-foot by 25-foot accessory structure with a 40-foot by 10-foot covered porch. This request is for a variance from Section 4.15 of the Zoning Ordinance.

The applicant has provided a scaled site plan, elevation, and construction drawings. Staff has supplied assessing records, a zoning map, an aerial approximation of the property, and Section 4.15 of the Zoning Ordinance.

Case # 24-12

Hearing Date 5/15/24

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT

NAME: Blake Charlick

ADDRESS: 1660 W Wardlow Rd
Highland, MI 48357

PHONE: 248-881-3994

EMAIL: BCharlick5710@gmail.com

OWNER

NAME: Blake Charlick & Elizabeth Charlick

ADDRESS: same As Applicant

PHONE: _____

EMAIL: _____

PROPERTY ADDRESS: 1660 W Wardlow Rd, Highland, MI 48357 ZONING: ARR

PROPERTY TAX ID NO: 11-16-300-015

ORDINANCE SECTIONS BEING APPEALED: Section 4.15

VARIANCES REQUESTED: 25' variance from 75' front yard to 50 foot on the west property line.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: Our home is considered a corner lot due to a private road on the west property line. Because of the private road our set backs change from 40 foot to 75 foot. Due to the change in set backs we will not have a location to put our pole barn without significant change to the essential characteristics of the property or damage to the natural animal habitat.

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: 4-16-24

SIGNATURE OF APPLICANT: [Signature] DATE: 4-16-24

Signature of applicant must be notarized.

Subscribed and sworn to before me this 16 day of April, 2024
Jennifer Bosh Notary Public
My Commission expires 06-16-2025

APPLICATION FEE: \$ 275.00

Receipt# 1,059686 Date Paid 4/16/24

Received by [Signature]

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

JENNIFER BOSH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires June 16, 2025
Acting in the County of Oakland

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.

Yes, our property is narrow, has topographical challenges
and has dense woods covering the majority of the lot.

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

No. Even with adjustments to the structure, the current
zoning requirements would place the pole barn either too
close to the well or in a location that would require a
significant amount of tree and other animal habitat removal.

- 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.)

No. Based on the current building permit requirements
for our property, there is no other location that will allow
us to build the pole barn without coming too close to existing
utilities or change the natural characteristics of the land.

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

**No, there are no man made hardships other than
predetermined township setbacks.**

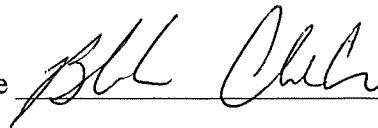
5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

**No. The area of the requested variance is the only
location that will not cause harmful or altering changes
to the land.**

6) Will the proposed variance be the minimum necessary?

**Yes. We will not require any more than a 25 foot variance
to ensure the structure is placed in a safe location without
the need for natural land alterations.**

Signature



Sec. 4.15. Schedule of Regulations.

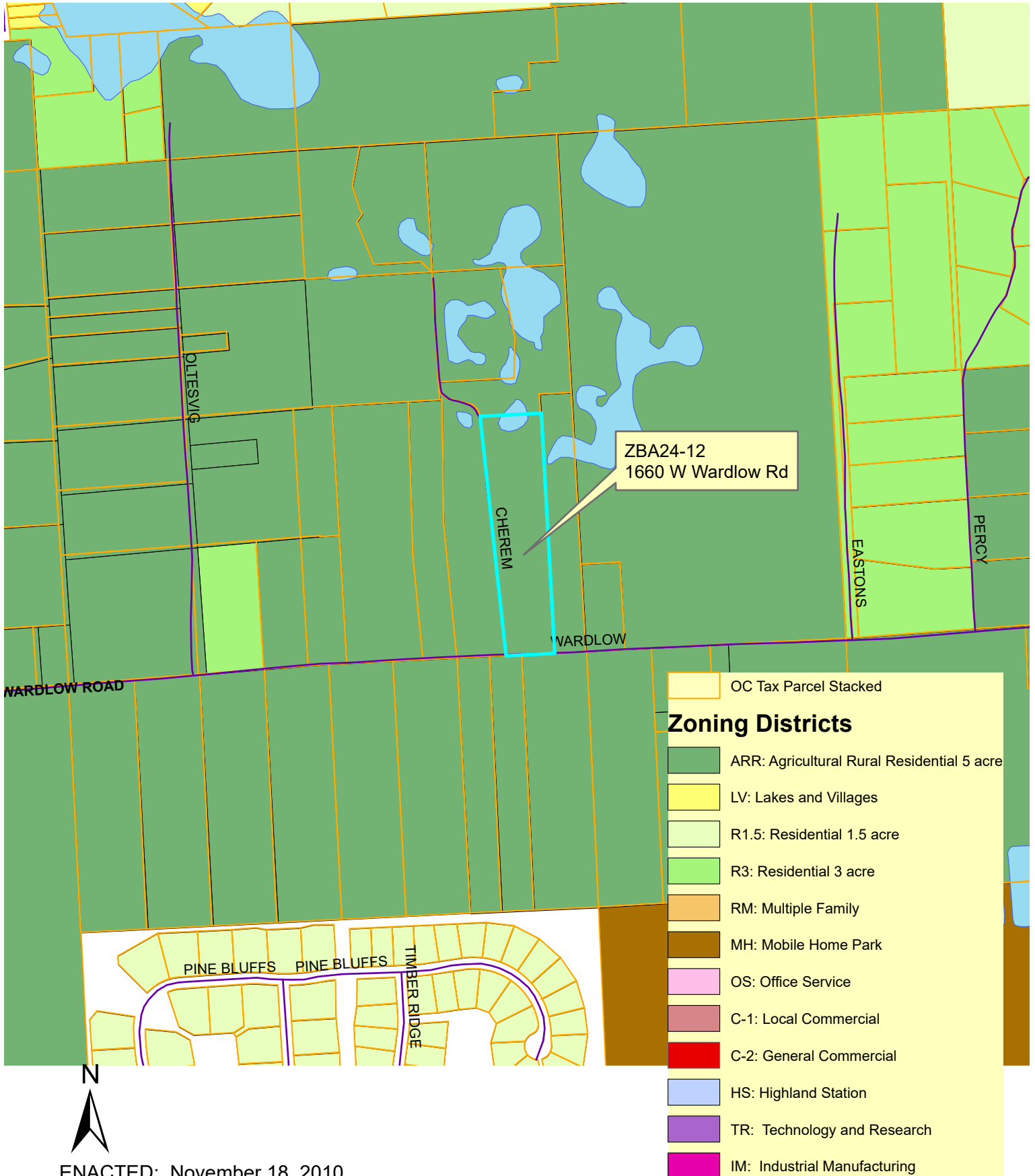
TABLE 4.1. SCHEDULE OF REGULATIONS

Zoning District	Minimum Lot Size		Maximum Building Height (B)		Minimum Yard Setback (C, D, E, P)					Max. Lot Coverage	Min. Floor Area per Dwelling Unit
	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 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.

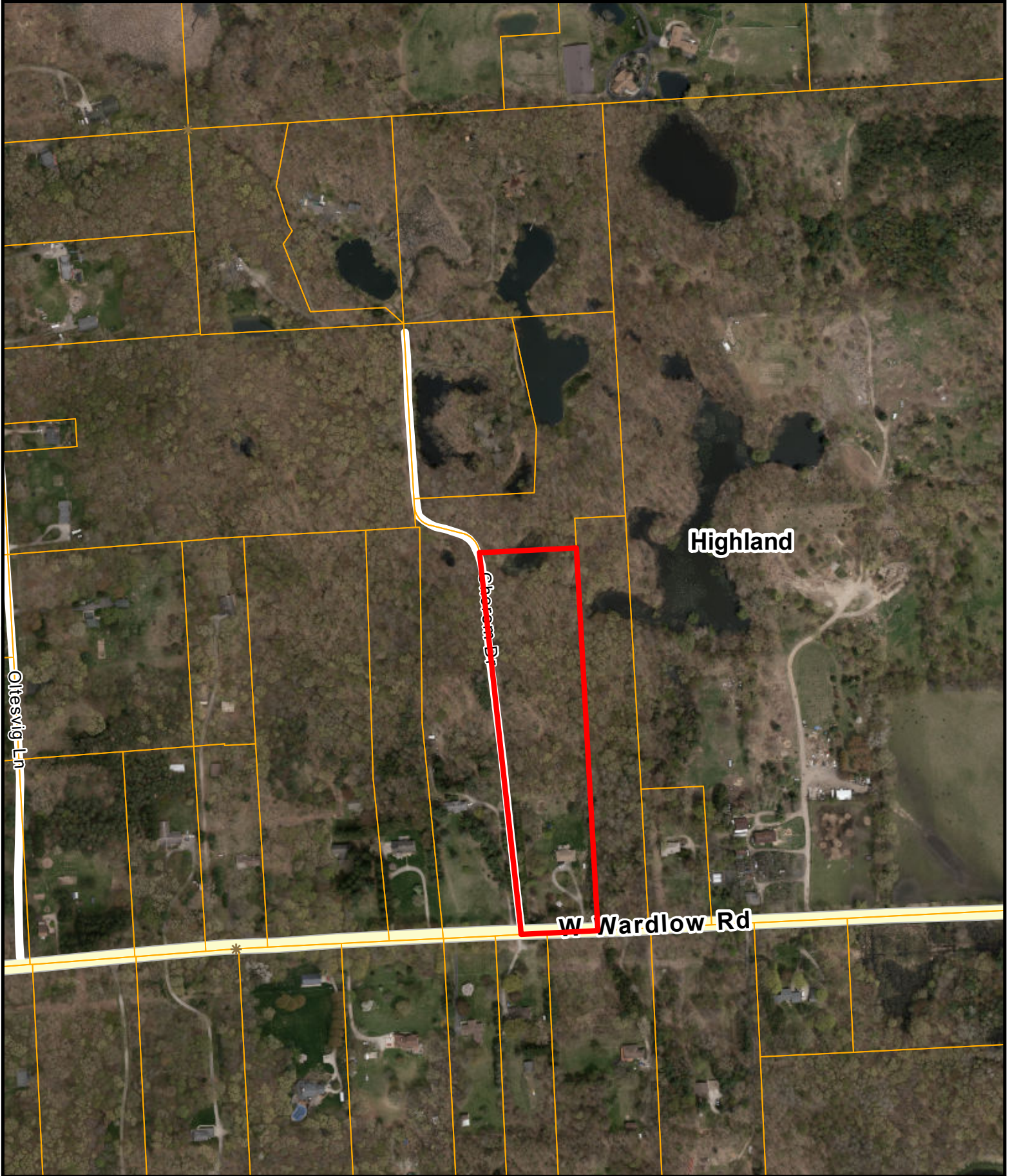
(Ord. No. Z-006, § 1, 10-14-2015 ; Ord. No. Z-013 , § 1, 10-9-2019)

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010

1660 W Wardlow 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: 5/8/2024
NORTH
1 inch = 400 feet

1660 W Wardlow 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

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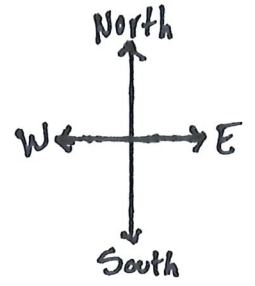
OAKLAND COUNTY EXECUTIVE

Michigan Department of Community Affairs

David Coulter

 Oakland County Executive

Date Created: 3/22/2024
 NORTH
 1 inch = 100 feet



1660 W Wardlow Rd



- 7 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Creep Section
- 100 yr - FEMA Floodplain
- 100 yr (Excluded) - FEMA Floodplain
- 300 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.

David Couller
 Oakland County Executive

Date Created: 3/22/2024

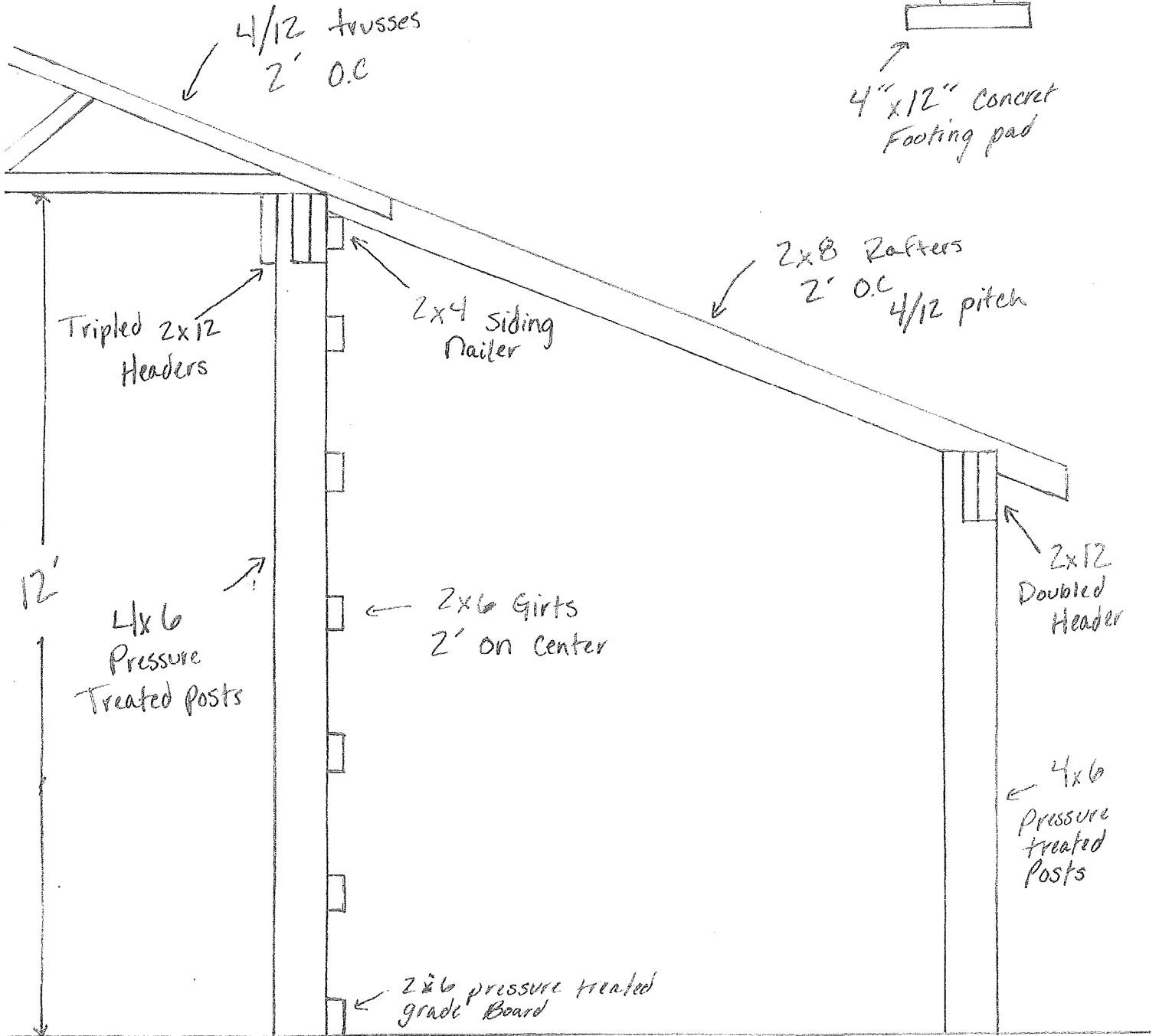
NORTH
 1 inch = 60 feet



* All Roofing and siding will be Pro rib Steel Siding

* All Trusses and Rafters will have hurricane clips

* All trusses and Rafters will be covered with $\frac{1}{2}$ OSB





Charter Township of Highland (H) 11-16-300-015 Active

Print Date: Date

1660 W Wardlow Rd
Highland MI 48357-4319

View: Front

Structure: Primary

Photo Date: 04/10/2013



1660 W WARDLOW RD HIGHLAND MI 48357-4319



3 beds / 1 full baths / 1 half baths / 1685 sq ft

Residential Property Profile

11-16-300-015

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) : **BLAKE CHARLICK & ELIZABETH CHARLICK**
Postal Address : **1660 W WARDLOW RD HIGHLAND MI 48357-4319**

Location Information

Site Address : **1660 W WARDLOW RD HIGHLAND MI 48357-4319**
PIN : **11-16-300-015** Neighborhood Code : **RC1**
Municipality : **Charter Township of Highland**
School District : **63220 HURON VALLEY SCHOOLS**
Class Code : **401 Residential - Improved**

Property Description

T3N, R7E, SEC 16 PART OF SW 1/4 BEG AT PT DIST E 921.50 FT FROM SW SEC COR, TH N 03-23-00 W 1242.00 FT, TH E 316.67 FT, TH S 00-22-30 E 1239.81 FT, TH W 251.50 FT TO BEG 8.08 A

Most Recent Sale Since 1994

Date : **11/29/2021**
Amount : **\$324,900** Liber : **57446:703**
Grantor : **BOWDEN, POLA MILDRED** Grantee : **CHARLICK, ELIZABETH CHARLICK, BLAKE**

Tax Information

Taxable Value : **\$152,710** State Equalized Value : **\$163,710**
Current Assessed Value : **\$163,710** Capped Value : **\$152,710**
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 : **\$3,118.61**
Winter : **\$1,490.88**
Village :

2023 Taxes

Summer : **\$3,274.39**
Winter : **\$1,646.72**
Village :

Lot Information

Description : **ROLLING** Area : **8.08 ACRES**

3 beds / 1 full baths / 1 half baths / 1685 sq ft

Residential Property Profile

11-16-300-015

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Primary Structure

Structure	: Ranch	Living Area	: 1685 SQ FT
Ground Floor	: 1685 SQ FT	Year Built	: 1968
Effective Year	: 1976	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 5
Bedrooms	: 3	Full Baths	: 1
Half Baths	: 1	Fireplaces	: 1
Ext Walls	: Brick	Basement	: YES - FULL
Garage	: None	Heat	: Forced Hot Water
Fuel Type	: Gas	Central Air	: No

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
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Porch Information

Type	Area
CPP	90 SQ FT
CPP	74 SQ FT