



10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

ZONING BOARD OF APPEALS

Wednesday, October 11, 2023 at 7:00 PM
Hamburg Township Hall Board Room

AGENDA

CALL TO ORDER

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

CORRESPONDENCE

APPROVAL OF THE AGENDA

CALL TO THE PUBLIC

VARIANCE REQUESTS

1. ZBA 2023-0015

Owner: Nick Passucci

Location: 3168 Nisbet Rd.

Parcel ID: 4715-17-301-005

Request: Variance application to permit the construction of a 2,060-square two-story foot single family home. Applicant is requesting three variances. Applicant requests a 19.6-foot variance from the required front yard 25-foot setback, per Section 36-186., a 1.7-foot variance from the required west side setback of 10 feet, per Section 36-186., and., a 6.5-foot variance from the required east side setback of 10 feet, per Section 36-186.

NEW/OLD BUSINESS

2. Approval of September 13, 2023 meeting minutes

ADJOURNMENT



Zoning Board of Appeals Staff Report



TO: Zoning Board of Appeals
(ZBA)

FROM: David Rohr

HEARING DATE: October 11, 2023

SUBJECT: ZBA 23-0015

PROJECT SITE: Single Family Home
3168 Nesbit Rd.

TID 15-17-301-005

OWNER: Nick Passucci

APPLICANT: Nick Passucci

PROJECT: Variance application to permit the construction of a 2,060-square two-story foot single family home. Applicant is requesting three variances. Applicant requests a 19.6-foot variance from the required front yard 25-foot setback, per Section 36-186., a 1.7-foot variance from the required west side setback of 10 feet, per Section 36-186., and., a 6.5-foot variance from the required east side setback of 10 feet, per Section 36-186.

ZONING: WFR, Waterfront Residential

Project Description

The subject site is a 0.14-acre parcel (6,143sqft) with an existing single-family home. The parcel has road access from the North by Nisbet Rd. To the south is Rush Lake. Single family residences to the east and west.

The Applicant is requesting three variances. Applicant requests a 19.6-foot variance from the required front yard 25-foot setback, per Section 36-186., a 1.7-foot variance from the required west side setback of 10 feet, per Section 36-186., and., a 6.5-foot variance from the required east side setback of 10 feet, per Section 36-186. The requested variances will allow the applicant and family to reside in the home year-round. The proposed house will reduce the non-conforming structure on the front and west sides.

Standards of Review

In accordance with Section 36-137 of the Hamburg Township Zoning Ordinance, the ZBA's decision on this matter is to be based on findings of fact to support the standards provided below. The applicable discretionary standards are listed below in **bold typeface**, followed by Staff's analysis of the request as it relates to these standards. A variance may be granted only if the ZBA finds that all of the following standards are met:

- 1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.**

The applicant's parcel is very small, 0.14 acres (6,143sqft). Applicant's current home is non-conforming. The applicant's parcel has an extremely limited buildable area due to the nature of the parcel. Staff supports the variance requests.

- 2. That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not be deemed sufficient to warrant a variance.**

Granting this variance request is necessary for the preservation and enjoyment of a substantial property right, as there is almost no buildable area on the parcel. Staff believes the proposed home reduces the non-conforming nature of the current home.

- 3. That the granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.**

The variance setback requests are not likely to be materially detrimental to the public welfare or materially injurious to the property or improvements in the district. Many of the neighboring properties have similar setbacks.

- 4. That the granting of such variance will not adversely affect the purpose or objectives of the master plan of the Township.**

One of the goals of the 2020 master plan is to “Protect, preserve, and enhance whenever possible the unique and desirable natural amenities of Hamburg Township” the Master Plan discusses preserving and maintaining the existing character of parcels along lakes. Granting of these variance request will not adversely affect the master plan.

5. That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought, is not of so general or recurrent a nature.

The condition or situation of the specific piece of property is not of a general and recurrent nature. The parcel is very small, with limited buildable area.

6. Granting the variance shall not permit the establishment with a district of any use which is not permitted by right within the district.

The site is zoned for single-family dwellings and related appurtenances. Approval of the variance request would not permit the establishment of a use not permitted by right within the district.

7. The requested variance is the minimum necessary to permit reasonable use of the land.

Staff finds that the proposed SFH is modest and in keeping with other homes in the area. The proposed SFH will decrease the non-conforming nature of the current house (front and rear) and will have minimal impact on the surrounding properties. Staff believes the location of the proposed structure is well placed and will have minimal impact on the surrounding residents.

“Practical difficulty” exists on the subject site when the strict compliance with the Zoning Ordinance standards would render conformity unnecessarily burdensome (such as exceptional narrowness, shallowness, shape of area, presence of floodplain or wetlands, exceptional topographic conditions).

Recommendation

Staff recommends the ZBA open the public hearing, take testimony, close the public hearing, evaluate the proposal for conformance with the applicable regulations, and deny or approve the application. In the motion to deny or approve the project, the ZBA should incorporate the ZBA’s discussion and analysis of the project and the findings in the staff report.

Approval Motion

Motion to approve variance application ZBA 23-0015 at 3168 Nisbet Rd. (TID 15-17-301-005) a 19.6-foot variance from the required front yard 25-foot setback, per Section 36-186., a 1.7-foot variance from the required west side setback of 10 feet, per Section 36-186., and., a 6.5-foot variance from the required east side setback of 10 feet, per Section 36-186.

The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening, and as presented in the staff report.

Denial Motion

Motion to deny variance application ZBA 23-0015 at 3168 Nisbet Rd. (TID 15-17-301-005) a 19.6-foot variance from the required front yard 25-foot setback, per Section 36-186., a 1.7-foot variance from the required west side setback of 10 feet, per Section 36-186., and., a 6.5-foot variance from the required east side setback of 10 feet, per Section 36-186.

The variance does not meet variance standards one (1), two (2), or seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and no practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening, and as presented in this staff report.

Attachments:

Application
Project plans

ZBA Case Number 23-0015
\$600.00

HAMBURG TOWNSHIP
Date 09/13/2023 1:51:19
Ref ZBA2300-15
Receipt 1297635
Amount \$600.00

Item 1.



FAX 810-231-4295
PHONE 810-231-1000

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139

**APPLICATION FOR A ZONING BOARD OF APPEALS (ZBA)
VARIANCE/INTERPRETATION
(FEE \$500 plus \$50 each additional)**

- 1. Date Filed: 9-12-23
- 2. Tax ID #: 15- 17 - 301 - 005 Subdivision: Rush Lake Lot No.: 5
- 3. Address of Subject Property: 3168 Nesbit Rd, Pinckney, MI 48169
- 4. Property Owner: Nick Passucci Phone: (H) 734-564-4053
Email Address: npassucci@gmail.com (W) _____
Street: 3168 Nesbit Rd City Pinckney State MI
- 5. Appellant (If different than owner): _____ Phone: (H) _____
E-mail Address: _____ (W) _____
Street: _____ City _____ State _____
- 6. Year Property was Acquired: 2020 Zoning District: WFR Flood Plain Rush Lake
26093004820
- 7. Size of Lot: Front 70 Rear 71.84' Side 1 83.90' Side 2 90.37' Sq. Ft. 6143.44 SF
- 11. Dimensions of Existing Structure (s) 1st Floor 42.4 x 31.2 2nd Floor X Garage 22 x 24
- 12. Dimensions of Proposed Structure (s) 1st Floor 56 x 24 2nd Floor 29'11" x 28 Garage 23.17 x 20.5
- 13. Present Use of Property: single family residence
- 14. Percentage of Existing Structure (s) to be demolished, if any 100 %
- 15. Has there been any past variances on this property? Yes _____ No X
- 16. If so, state case # and resolution of variance application _____
- 17. Please indicate the type of variance or zoning ordinance interpretation requested:
2 side yard setbacks and front yard setback

RECEIVED

SEP 12 2023

18. Please explain how the project meets each of the following standards:

- a) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to other properties in the same district or zone.

The current condition of current structures ^{and electrical is not} ~~foundation~~ ~~is not~~ sufficient to west n remodel, nor support addition of a second story

- b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same zone and vicinity. The possibility of increased financial return shall not be deemed sufficient to warrant a variance.

This property is intended to be utilized as our primary residence and current structure is not enough space to support nuclear family.

- c) That the granting of such variance or modification will not be materially detrimental to the public welfare or materially injurious to the property or improvements in such zone or district in which the property is located.

Requested variances are very close to current property structure set backs & are aligned with adjacent properties.

- d) That the granting of such variance will not adversely affect the purpose or objectives of the master plan of the Township.

No change, structure will be primary residence

- e) That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought, is not of so general or recurrent a nature.

Variances are not recurrent and will allow property / lot to be buildable.

- f) Granting the variance shall not permit the establishment with a district of any use which is not permitted by right within the district.

No change, structure will be primary residence

- g) The requested variance is the minimum necessary to permit reasonable use of the land.

Yes, as current set backs the lot would not be conducive to building & would be much more restricted than other properties on the street.

- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented to the ZBA.
- I acknowledge that I have reviewed the Hamburg Township Zoning Ordinance, the ZBA Application and the ZBA Checklist and have submitted all of the required information.
- I acknowledge that filing of this application grants access to the Township to conduct onsite investigation of the property in order to review this application.
- I understand that the house or property must be marked with the street address clearly visible from the roadway.
- I understand that there will be a public hearing on this item and that either the property owner or appellants shall be in attendance at that hearing.
- I understand that a Land Use Permit is required prior to construction if a variance is granted.

RECEIVED

SEP 12 2023

Hamburg Township
Planning and Zoning Department

• I understand that any order of the ZBA permitting the erection alteration of a building will be void after one (1) year (12 months), unless a valid building permit is obtained and the project is started and proceeds to completion (See Sec. 6.8 of the Township Zoning Ordinance).

Nick P... 9/11/23
Owner's Signature Date

Appellant's Signature Date

RECEIVED

SEP 12 2023

Hambur...
Planning and Zoning Dept

LIVINGSTON COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no TAX LIENS OR TITLES held by the State or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this Instrument or appear on the records in this office, except as stated.

Feb 12, 2020 Jennifer M. Nash, Treasurer By TJ 27839

2019 TAX NOT AVAILABLE FOR EXAMINATION

2020R-004587
RECORDED ON
02/13/2020 08:32:05 AM
BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 26.00
REMON: 4.00
PAGES: 2

WARRANTY DEED

Received eRecord 2/11/2020 at 04:02 PM
LivCo, MI ROD by

(Platted/Condominium)

Drafted By: *Charles Williams*
~~The Williams Family Trust u/a/d May 10, 2018~~
3168 Nisbet Rd
Pinckney, MI 48169

Return To:
Nick Passucci
44829 Seabrook Drive
Canton, MI 48188

Send Tax Bills To:
Nick Passucci
44829 Seabrook Drive
Canton, MI 48188

Recording Fee: \$35.00
File Number: 871949

State Transfer Tax: \$1,500.00
County Transfer Tax: \$220.00

Tax Parcel No.: 4715-17-301-005

Know All Persons by These Presents: That **Charles L. Williams and Delores E. Williams, as Trustees of the Williams Family Trust u/a/d May 10, 2018** whose address is 3168 Nisbet Rd, Pinckney, MI 48169

Convey(s) and Warrant(s) to **Nick Passucci and Delaine D Passucci** whose address is 44829 Seabrook Drive, Canton, MI 48188

the following described premises situated in the Township of **Hamburg**, County of **Livingston**, State of Michigan, to wit:

Lot(s) 5 of **WATSON'S RUSH LAKE SUB NO. 1** according to the plat thereof recorded in Liber 6 of Plats, Page 37 of Livingston County Records.

More commonly known as: **3168 Nisbet Rd, Pinckney, MI 48169**
For the full consideration of: **two hundred thousand Dollars (\$200,000.00)**

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.

STATE OF MICHIGAN
LIVINGSTON COUNTY
02/13/2020
2020R-004587
REAL ESTATE TRANSFER TAX
220.00 CO
1,500.00 ST
TTX # 6266325



RECEIVED

FEB 13 2020
First American Title

Hamburg Planning and Zoning

and becoming a part of Warranty Deed dated: January 31, 2020 between Charles L. Williams and Delores E. Williams as Trustees of the Williams Family Trust u/a/d May 10, 2018, as Seller(s) and Nick Passucci and Delaine D. Passucci, as Purchaser(s.)

Dated this January 31, 2020.

Seller(s):

The Williams Family Trust u/a/d May 10, 2018

Charles L. Williams

Charles L. Williams, Trustee

Delores E. Williams

Delores E. Williams, Trustee

State of Michigan
County of Washtenaw

The foregoing instrument was acknowledged before me this January 31, 2020 by Charles L. Williams and Delores E. Williams, as Trustees of the Williams Family Trust u/a/d May 10, 2018.

Frank Lucarelli

Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:



RECEIVED

SEP 12 2023

Hamburg Township
Planning and Zoning Department

WARRANTY DEED

(Platted/Condominium)

Drafted By: Charles Williams
~~The Williams Family Trust u/a/d May 10, 2018~~
3168 Nisbet Rd
Pinckney, MI 48169

Return To:
Nick Passucci
44829 Seabrook Drive
Canton, MI 48188

Send Tax Bills To:
Nick Passucci
44829 Seabrook Drive
Canton, MI 48188

Recording Fee: \$35.00	State Transfer Tax: \$1,500.00	Tax Parcel No.: 4715-17-301-005
File Number: 871949	County Transfer Tax: \$220.00	

Know All Persons by These Presents: That **Charles L. Williams and Delores E. Williams, as Trustees of the Williams Family Trust u/a/d May 10, 2018** whose address is 3168 Nisbet Rd, Pinckney, MI 48169

Convey(s) and Warrant(s) to **Nick Passucci and Delaine D Passucci** whose address is 44829 Seabrook Drive, Canton, MI 48188

the following described premises situated in the Township of **Hamburg**, County of **Livingston**, State of Michigan, to wit:

Lot(s) 5 of WATSON'S RUSH LAKE SUB NO. 1 according to the plat thereof recorded in Liber 6 of Plats, Page 37 of Livingston County Records.

More commonly known as: **3168 Nisbet Rd, Pinckney, MI 48169**

For the full consideration of: **two hundred thousand** Dollars (\$200,000.00)

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.



First American Title Insurance Company

RECEIVED

SEP 12 2023

Hamburg
Planning and
First American Title



First American Title Insurance Company

State Direct Office: 400 Water St. Ste. 100, Rochester, MI 48307

ORIGINAL DEED

Enclosed is your Original Deed that has been recorded with the Register of Deeds. While the recorded copy is now of public record, this is the original document putting you in title to your property.

This is a valuable document and should be kept in a secure place.

Thank you for using **First American Title Insurance Company.**

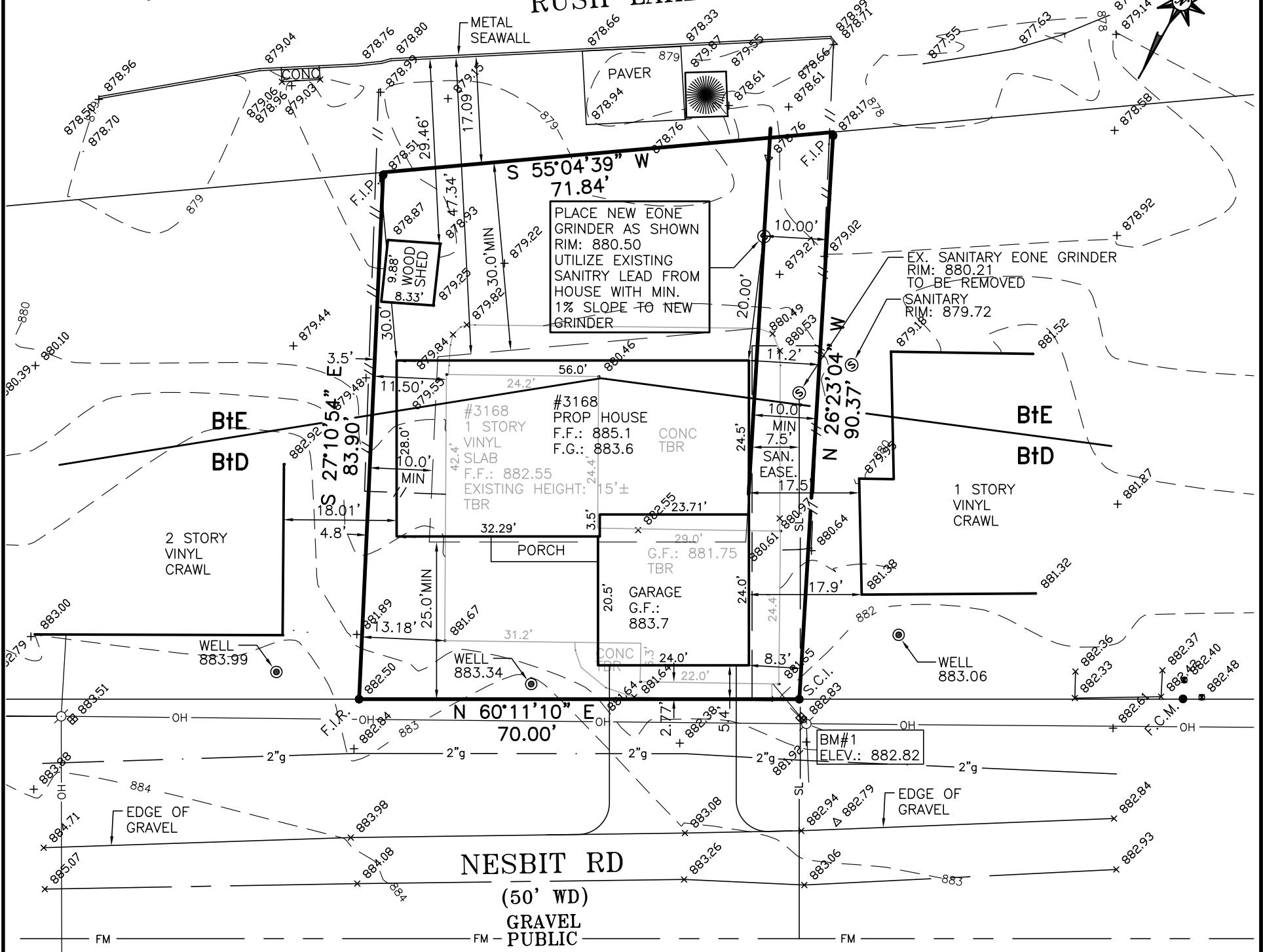
RECEIVED

SEP 12 2023

Hamburg Township
Planning and Zoning Department



SITE PLAN RUSH LAKE



WATER/SANITARY NOTE

1. UTILIZE EXISTING WELL FOR DOMESTIC WATER
2. UTILIZE NEW PUMP GRINDER FOR SANITARY.

SOILS

BtD: BOYER-OSHTEMO
LOAMY SANDS
12-18 PERCENT SLOPE

BtE: BOYER-OSHTEMO
LOAMY SANDS
18-25 PERCENT SLOPE

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE "A" WITHOUT BASE FLOOD ELEVATION PER FEMA FLOOD MAP SERVICE CENTER FOR HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

MAP NUMBER: 26093C0432D

EFFECTIVE DATE: 09/17/2008

LOT INFO

LOT SIZE: 6143.44 sf
PROPOSED BUILDING FOOTPRINT: 2060.00 sf
ALLOWABLE BUILDING ENVELOPE: 1604.47 sf

BUILDING SETBACK VARIANCES NEEDED

1. FRONT SETBACK IS 25' MIN. PROPOSED FACE OF GARAGE IS 5.4'. (19.6' VARIANCE NEEDED)
2. WEST SIDE: SIDE SETBACK IS 10' MIN. PROPOSED WEST FACE OF GARAGE IS 8.3' AT THE NORTHWEST CORNER. (1.7' VARIANCE NEEDED AT NORTHWEST CORNER).
3. EAST SIDE: SIDE SETBACK IS 10' MIN. PROPOSED EAST FACE OF HOUSE AT THE SOUTHEAST CORNER IS 3.5' AND 4.8' AT THE NORTHEAST CORNER. (6.5' VARIANCE NEEDED AT THE SOUTHEAST CORNER AND 5.2' VARIANCE NEEDED AT THE NORTHEAST CORNER OF THE HOUSE)

BENCHMARKS

BM#1
MAG NAIL SET IN EAST FACE OF UTILITY POLE IN FRONT OF PROPERTY # 3168
ELEV.: 882.83 NAVD 88

ZONING & SETBACKS

ZONED: WFR WATERFRONT RESIDENTIAL

SETBACK REQUIREMENTS:
FRONT: 25 FEET MINIMUM
REAR: 30 FEET MINIMUM
SIDES: 10 FEET MINIMUM EACH SIDE

LEGAL DESCRIPTION

LOT 5 "WATSON'S RUSH LAKE SUBDIVISION" OF PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 17, T.1N, R.5E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN AS RECORDED IN LIBER ? OF PLATS, PAGE 37 LIVINGSTON COUNTY RECORDS.

UTILITY NOTE

UNDERGROUND AND OVERHEAD UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES, UTILITY COMPANIES AND MISS DIG SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. GLA SURVEYORS AND ENGINEERS SHALL BE HELD HARMLESS FOR ANY AND ALL DAMAGE TO ANY AND ALL UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT.

LEGEND

BENCHMARK	B.M.	SANITARY MANHOLE	⊙
FINISHED FLOOR	F.F.	UTILITY POLE	⊙
FINISHED GRADE	F.G.	WELL	⊙
EXISTING	EX.	DECIDUOUS TREE	⊙
FORCE MAIN	F.M.	EVERGREEN TREE	⊙
GAS MAIN	—g—	TO BE REMOVED	⊙
OVERHEAD WIRES	—OH—	T.B.R.	⊙
FENCE	—x—x—x—		
PROP. ELEVATION	+ 880		
EX. SPOT ELEVATION	+ 880		



9450 SOUTH MAIN STREET
SUITE 103
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

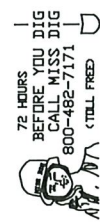
CLIENT:
OASIS HOMES
3791 VAN DYKE
ALMONT, MI 48003

DATE: 09/26/23
JOB NO.: 4213-005
FILE NO.: 4213-005

SCALE: 0' 20' 40'
1" = 20'

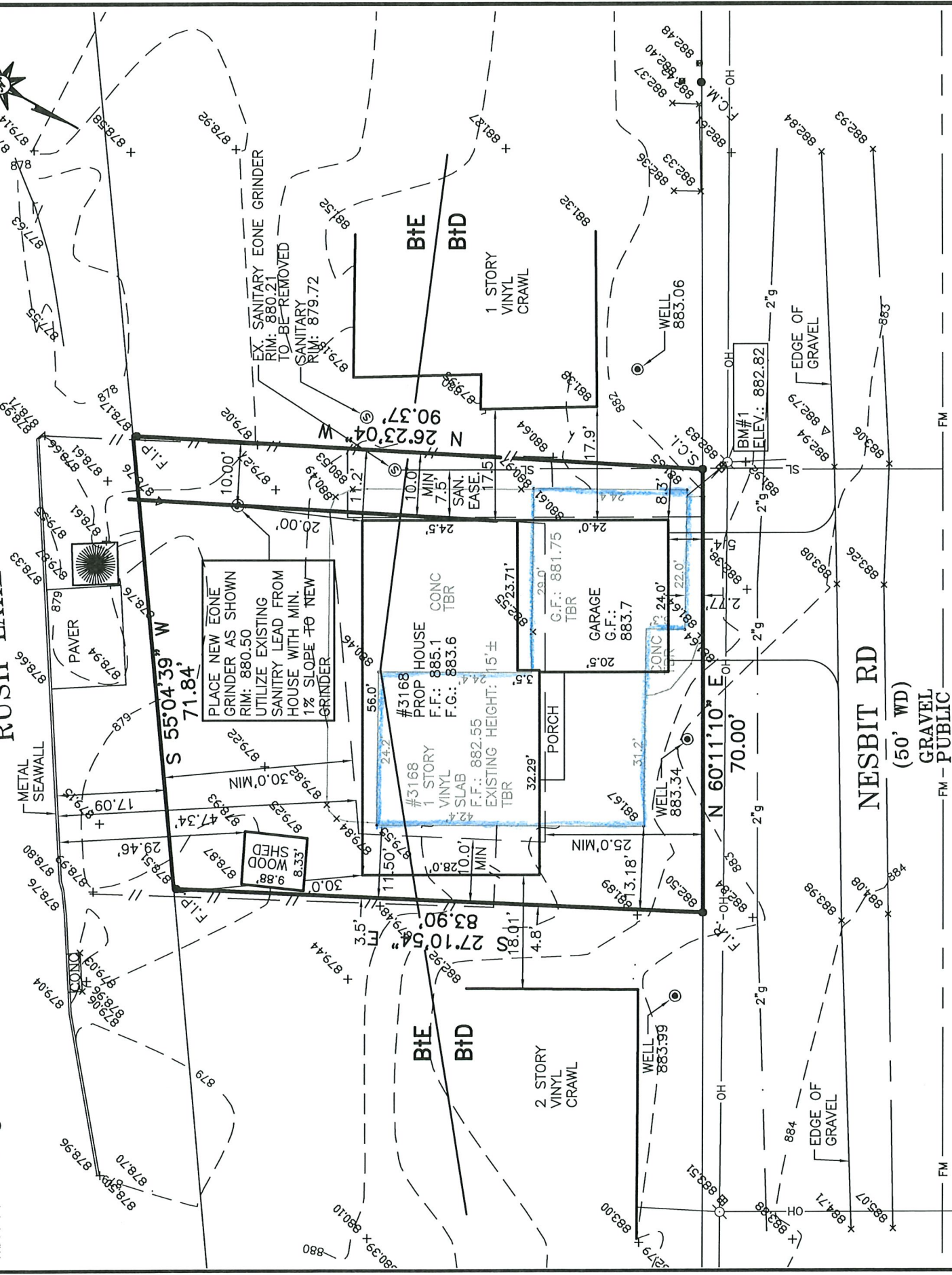
SHEET:
1 OF 1

DRAWN BY:
BGW/S.A.S.



72 HOURS BEFORE YOU DIG
CALL MISS DIG
800-482-7171
CITY OF PLYMOUTH

SITE PLAN RUSH LAKE



WATER/SANITARY NOTE

- UTILIZE EXISTING WELL FOR DOMESTIC WATER
- UTILIZE NEW PUMP GRINDER FOR SANITARY.

SOILS

BtD: BOYER-OSHEMO
LOAMY SANDS
12-18 PERCENT SLOPE
BtE: BOYER-OSHEMO
LOAMY SANDS
18-25 PERCENT SLOPE

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE "A" WITHOUT BASE FLOOD ELEVATION PER FEMA FLOOD MAP SERVICE CENTER FOR HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.

MAP NUMBER: 26093C0432D

EFFECTIVE DATE: 09/17/2008

LOT INFO

LOT SIZE: 6143.44 sf
PROPOSED BUILDING FOOTPRINT: 2060.00 sf
ALLOWABLE BUILDING ENVELOPE: 1604.47 sf

BUILDING SETBACK VARIANCES NEEDED

- FRONT SETBACK IS 25' MIN. PROPOSED FACE OF GARAGE IS 5.4' (19.6' VARIANCE NEEDED)
- WEST SIDE: SIDE SETBACK IS 10' MIN. PROPOSED WEST FACE OF GARAGE IS 8.3' AT THE NORTHWEST CORNER (1.7' VARIANCE NEEDED AT NORTHWEST CORNER)
- EAST SIDE: SIDE SETBACK IS 10' MIN. PROPOSED EAST FACE OF HOUSE AT THE SOUTHEAST CORNER IS 3.5' AND 4.8' AT THE NORTHEAST CORNER. (6.5' VARIANCE NEEDED AT THE SOUTHEAST CORNER AND 5.2' VARIANCE NEEDED AT THE NORTHEAST CORNER OF THE HOUSE)

LEGEND

BENCHMARK	B.M.	SANITARY MANHOLE
FINISHED FLOOR	F.F.	UTILITY POLE
FINISHED GRADE	F.G.	WELL
EXISTING	EX.	DECIDUOUS TREE
FORCE MAIN	F.M.	EVERGREEN TREE
GAS MAIN	—g	TO BE REMOVED
OVERHEAD WIRES	—OH	T.B.R.
FENCE	—F	
PROP. ELEVATION	—P	
EX. SPOT ELEVATION	—E	

Existing House



LEGAL DESCRIPTION

LOT 5 "WATSON'S RUSH LAKE SUBDIVISION" OF PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 17, T.1N, R.5E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN AS RECORDED IN LIBER ? OF PLATS, PAGE 37 LIVINGSTON COUNTY RECORDS.

UTILITY NOTE

UNDERGROUND AND OVERHEAD UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES, UTILITY COMPANIES AND MISS DIG SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. GLA SURVEYORS AND ENGINEERS SHALL BE HELD HARMLESS FOR ANY AND ALL DAMAGE TO ANY AND ALL UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT.

ZONING & SETBACKS

ZONED: WFR WATERFRONT RESIDENTIAL
SETBACK REQUIREMENTS:
FRONT: 25 FEET MINIMUM
REAR: 30 FEET MINIMUM
SIDES: 10 FEET MINIMUM EACH SIDE

BENCHMARKS

BM#1
MAG NAIL SET IN EAST FACE OF UTILITY POLE IN FRONT OF PROPERTY # 3168
ELEV.: 882.83 NAVD 88

GLA SURVEYORS & ENGINEERS

9450 SOUTH MAIN STREET
SUITE 103
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:
OASIS HOMES
3791 VAN DYKE
ALMONT, MI 48003

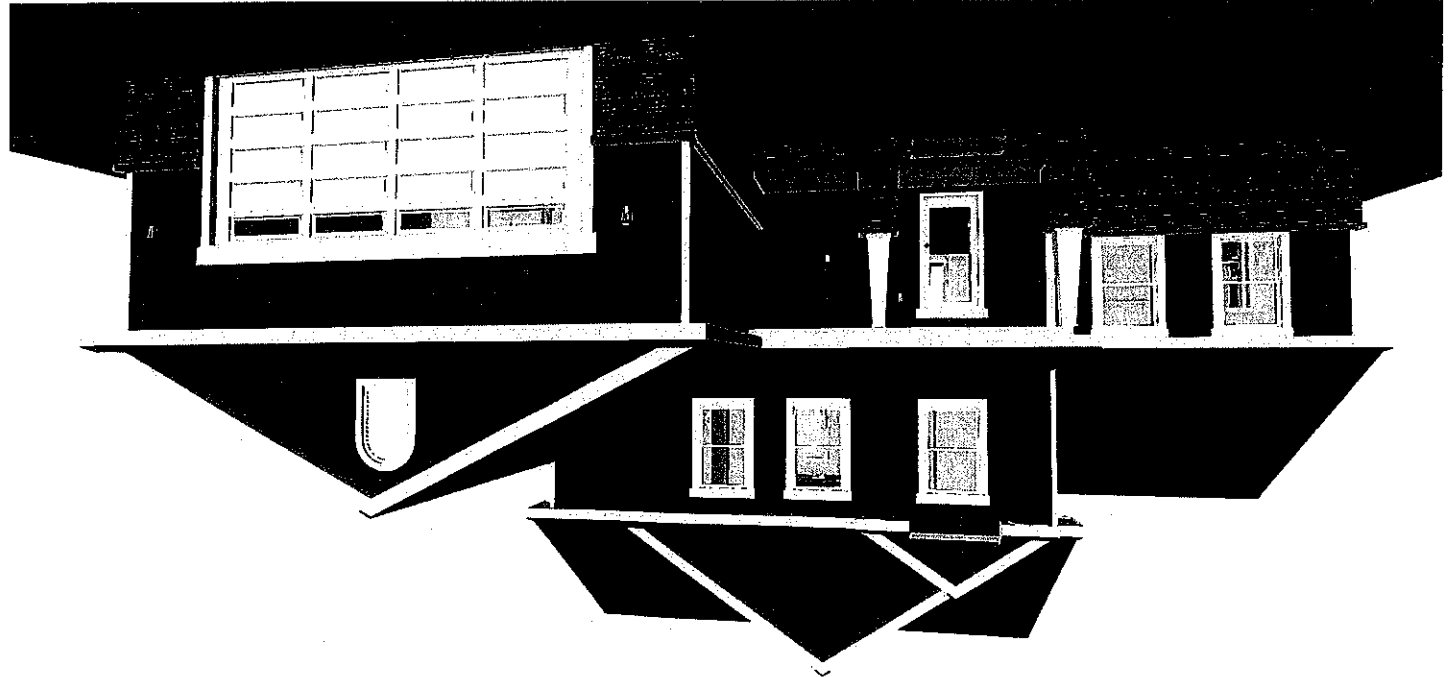
DATE: 09/26/23
JOB NO.: 4213-005
FILE NO.: 4213-005

SCALE: 0' 20' 40'
1" = 20'

SHEET: 1 OF 1
DRAWN BY: BGW/S.A.S.

PASSUCCI RESIDENCE

Pinckney, MI



PRELIMINARY
BE

Sheet #	Sheet Title
P-1	COVER SHEET
P-2	FOUNDATION PLAN
P-3	FLOOR PLANS
P-4	ENLARGED FIRST FLOOR PLAN
P-5	ENLARGED SECOND FLOOR PLAN
P-6	ROOF PLAN
P-7	ELECTRICAL PLANS
P-8	ELEVATIONS
P-9	ELEVATIONS
P-10	EXTERIOR 3D VIEWS
P-11	KITCHEN PLAN
P-12	KITCHEN 3D VIEWS
P-13	BATH PLANS
P-14	SECTIONS

5/19
5/19/22
5/19

2/2

OASIS-HOMES
Build Your New Oasis

▲ BENCHMARK ▲
HOLDING & DEVELOPMENT

3791 Van Dyke Ave.
Almont, MI 48003
Phone: 810-798-3311
Fax: 810-798-8169

PROJECT INFO:

HOMEOWNER: PASSUCCI, NICK & DELAINE
ADDRESS: 3168 Nisbet, Pinckney, MI 48169
DESCRIPTION: 4 Bedroom, 2 1/2 Bath 2-Story
SIZE: 2,285 SQ. FT.
PARCEL ID: Parcel #

RENDERINGS ONLY - THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL IDEAS OF THE CONTRACTOR. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. WRITTEN SPECIFICATIONS SUPERSEDE THESE RENDERINGS.

Client Initials:

DRAWING SET / DATE
BE Prelim 4-14-23
PA Prelim 5-19-23
Construction Doc.
Final for Sign-off
For Construction

REVISIONS

num.	date

DRAWN BY: KS

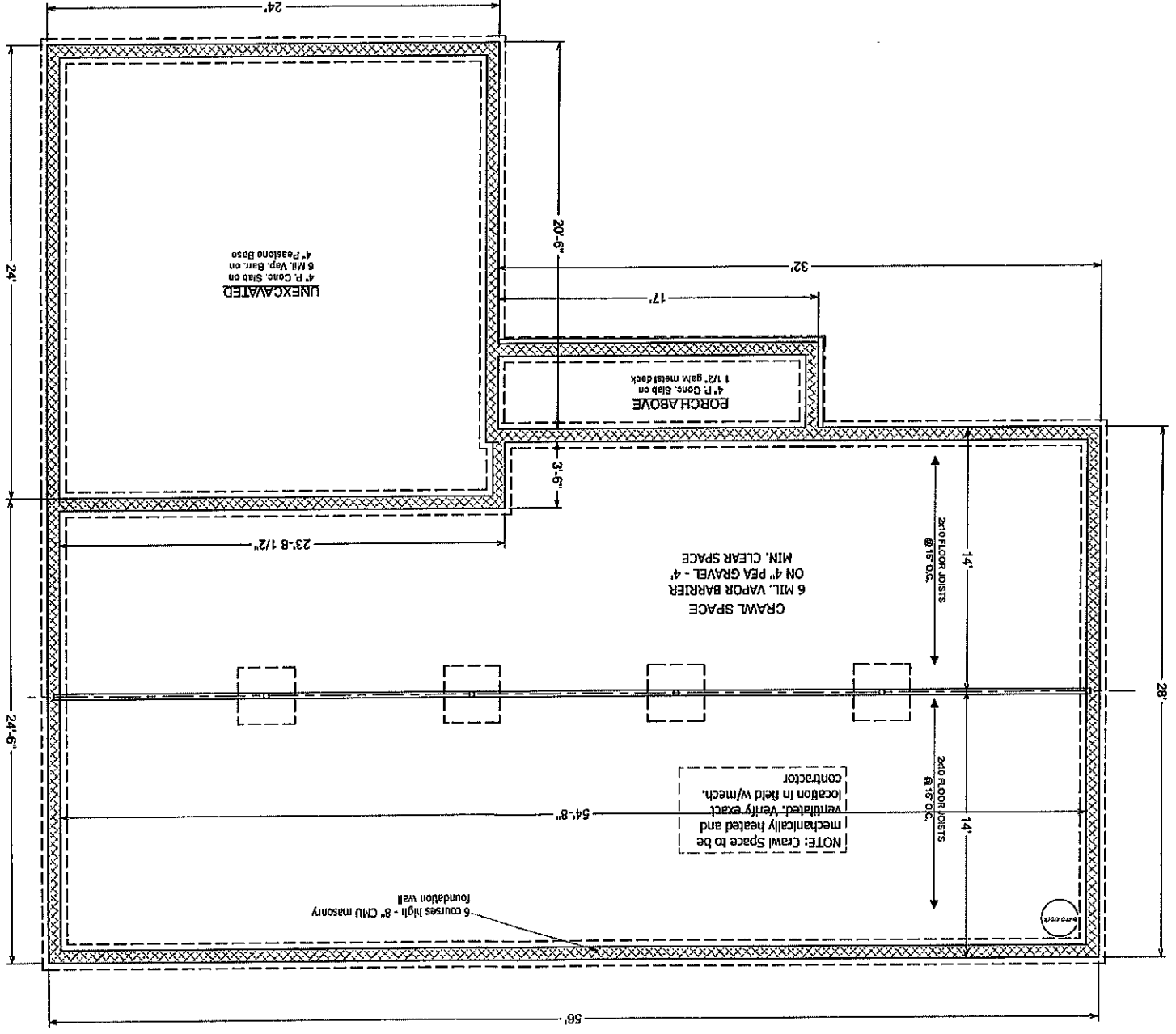
TITLE: COVER SHEET

SHEET: P-1

Copyright 2018, Oasis Homes

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



5/19
KS

Copyright 2019, Oasis Homes

P-2

SHEET:

FOUNDATION PLAN

TITLE:

DRAWN BY: KS

num.	date	REVISIONS

DRAWING SET / DATE

BE Prelim 4-14-23

PA Prelim 5-19-23

Construction Doc.

Final for Sign-off

For Construction

Client initials:

RENDERINGS ONLY - THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL IDEAS OF THE CONTRACTOR. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. WRITTEN SPECIFICATIONS SUPSEDE THESE RENDERINGS.

Building contractor and all subcontractors to check and verify all dimensions and loads. This drawing is for design concept only.

HOMEOWNER: **PASSUCCI, NICK & DELAINE**

ADDRESS: 3168 Nisbet, Fitchkney, MI 48169

DESCRIPTION: 4 Bedroom, 2 1/2 Bath 2-Story

SIZE: 2,265 SQ. FT.

PARCEL ID: Parcel #

PROJECT INFO:

3791 Van Dyke Ave.
Almont, MI 48003
Phone: 810-798-3311
Fax: 810-798-8169

BENCHMARK BUILDING & DEVELOPMENT

Build Your New Oasis

OASIS-HOMES

B.E. PRELIMINARY

P-3
 SHEET:
 TITLE: FLOOR PLANS
 DRAWN BY: KS
 BE Prelim 4-14-23
 PA Prelim 5-19-23
 Construction Doc.
 Final for Sign-off
 For Construction

REV	DATE	DESCRIPTION

Client initials:
 THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL IDEAS OF THE CONTRACTOR. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. SPECIFICATIONS WRITTEN TO SUPPLEMENT THESE RENDERINGS.

HOMEOWNER: **PASSUCCI, NICK & DELANE**
 ADDRESS: 3168 Nispet, Pinkney, MI 48169
 DESCRIPTION: 4 Bedroom, 2 1/2 Bath 2-Story
 SIZE: 2,265 SQ. FT.
 PARCEL ID: Parcel #

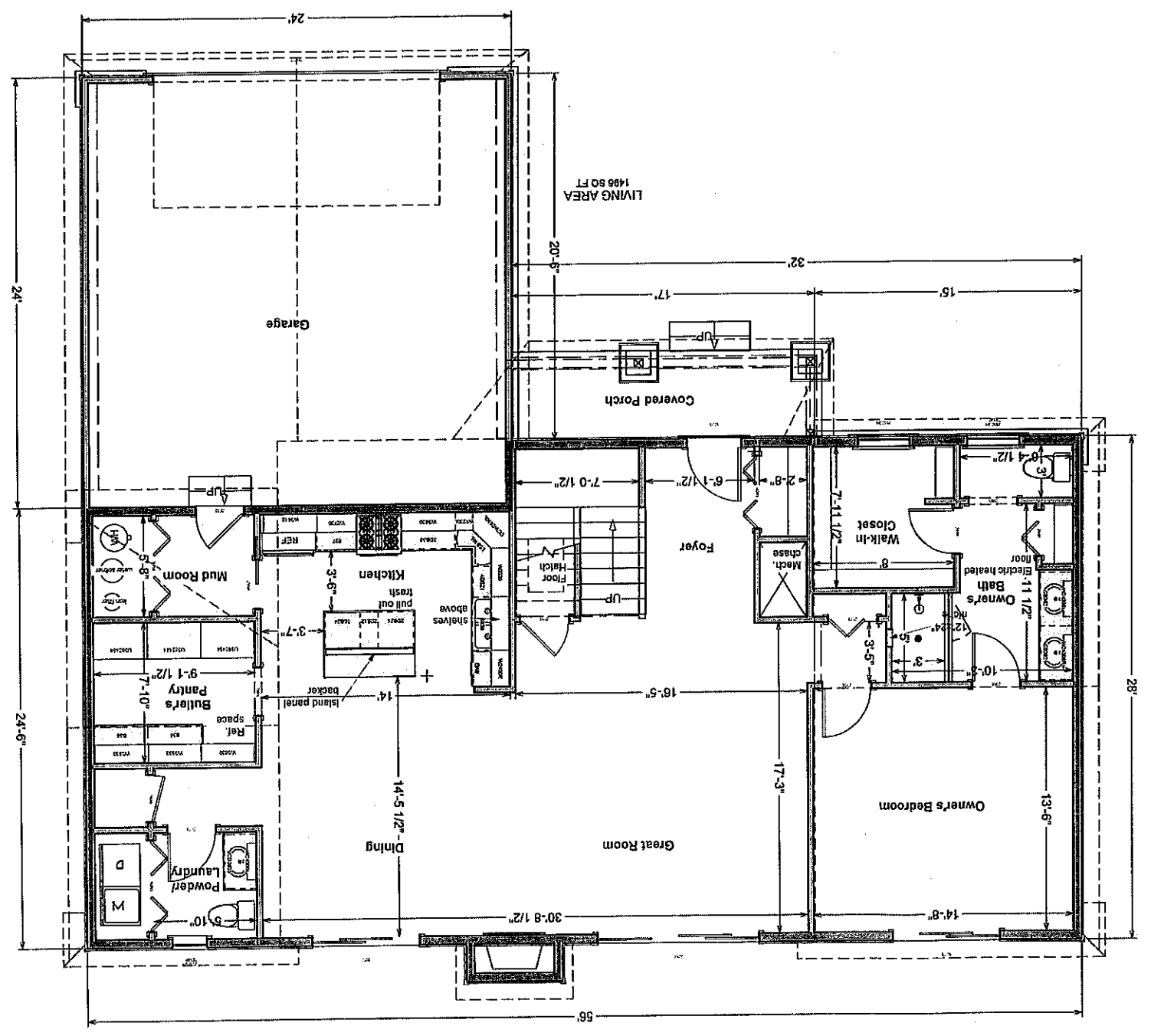
PROJECT INFO:
 3791 Van Dyke Ave.
 Ann Arbor, MI 48106
 Phone: 810-798-3311
 Fax: 810-798-8169

BENCHMARK
 BUILDING & DEVELOPMENT

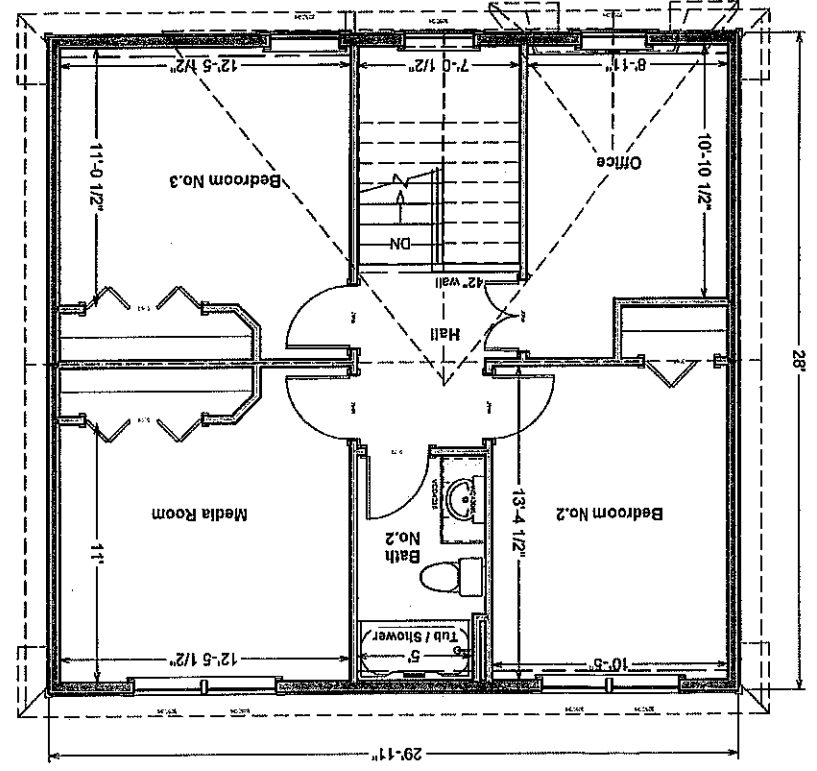
OASIS-HOMES
 Build Your New Oasis

5/19
 MR

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PRELIMINARY
 B.E.

Copyright 2019, Oasis Homes

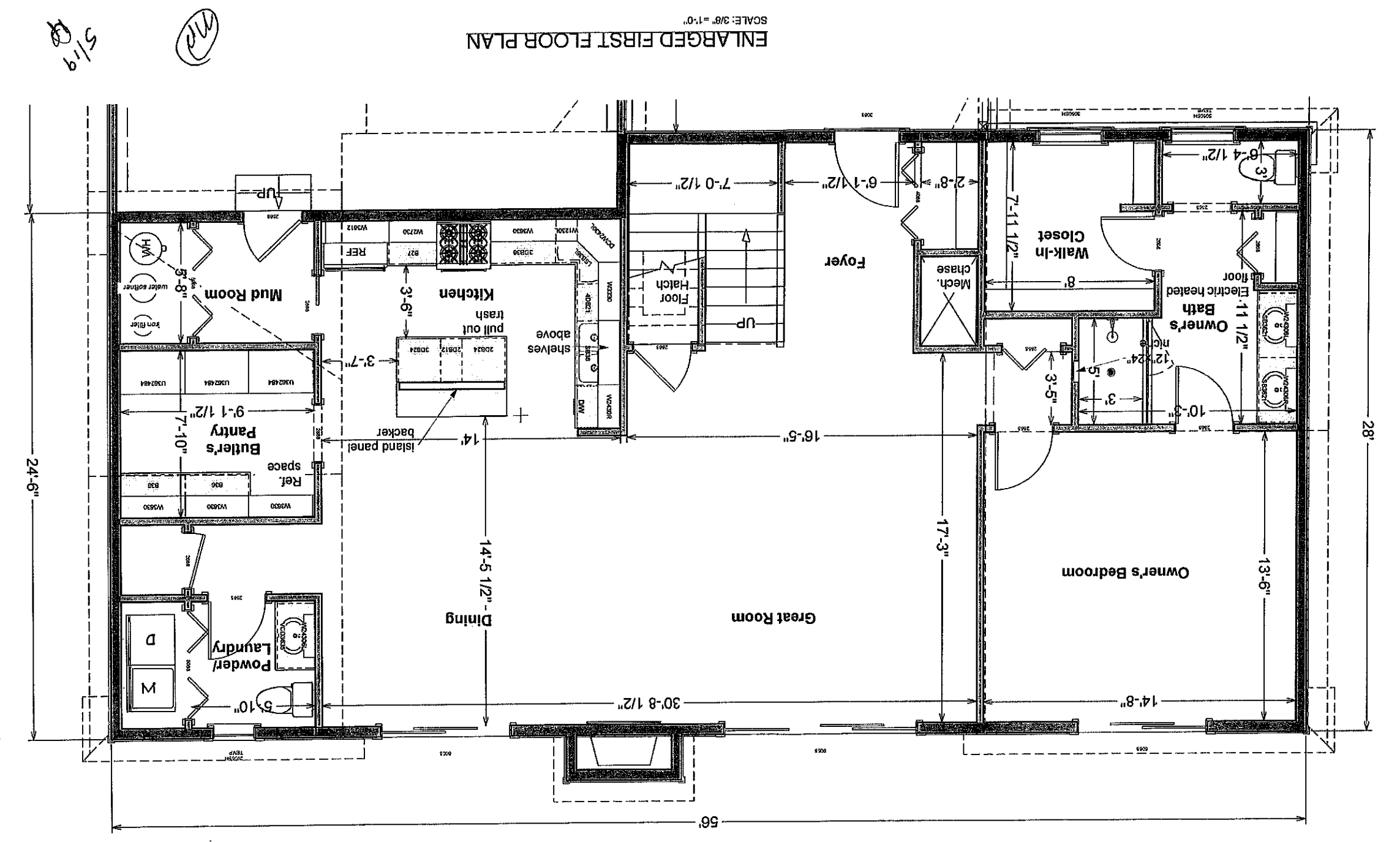
P-4
 SHEET:
 ENLARGED FIRST FLOOR PLAN
 TITLE:
 DRAWN BY: KS
 REVISIONS:
 num. date
 For Construction
 Final for Sign-off
 Construction Doc.
 PA Prelim 5-19-23
 BF Prelim 4-14-23
 DRAWING SET / DATE

Client initials:
 RENDERINGS.
 SUPERSIDE THESE
 SPECIFICATIONS
 WRITTEN
 CONDITIONS.
 VARY DUE TO FIELD
 FINAL PRODUCT MAY
 CONDITIONS. THE
 VARY DUE TO FIELD
 CONTRACTOR. THE
 IDEAS OF THE
 THESE DRAWINGS
 ARE INTENDED TO
 SHOW THE GENERAL
 RENDERINGS ONLY -
 Bidding contractor and all
 subcontractors to check and
 verify all dimensions and loads
 This drawing is for design
 concept only.

HOMEOWNER: **PASSUCCI, NICK & DELAINE**
 ADDRESS: 3168 Nisbet, Pinckney, MI 48169
 DESCRIPTION: 4 Bedroom, 2 1/2 Bath 2-Story
 SIZE: 2,265 SQ. FT.
 PARCEL ID: Parcel #

PROJECT INFO:
 3791 Van Dyke Ave.
 Almont, MI 48003
 Phone: 810-798-3311
 Fax: 810-798-8169
BENCHMARK
 BUILDING & DEVELOPMENT
 Build Your New Oasis
OASIS-HOMES

B.E. PRELIMINARY



5/19
KS

ENLARGED SECOND FLOOR PLAN
P-5
 SHEET:
 TITLE:
 DRAWN BY: KS
 BE Prelim 4-14-23
 PA Prelim 5-19-23
 Construction Dec.
 Final for Sign-off
 For Construction

REV.	DATE	REVISIONS

DRAWING SET / DATE

Client Initials:
 RENDERINGS ONLY - THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL IDEAS OF THE CONTRACTOR. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. WRITTEN SPECIFICATIONS SUPERSEDE THESE RENDERINGS.

Building contractor and all subcontractors to check and verify all dimensions and loads. This drawing is for design concept only.

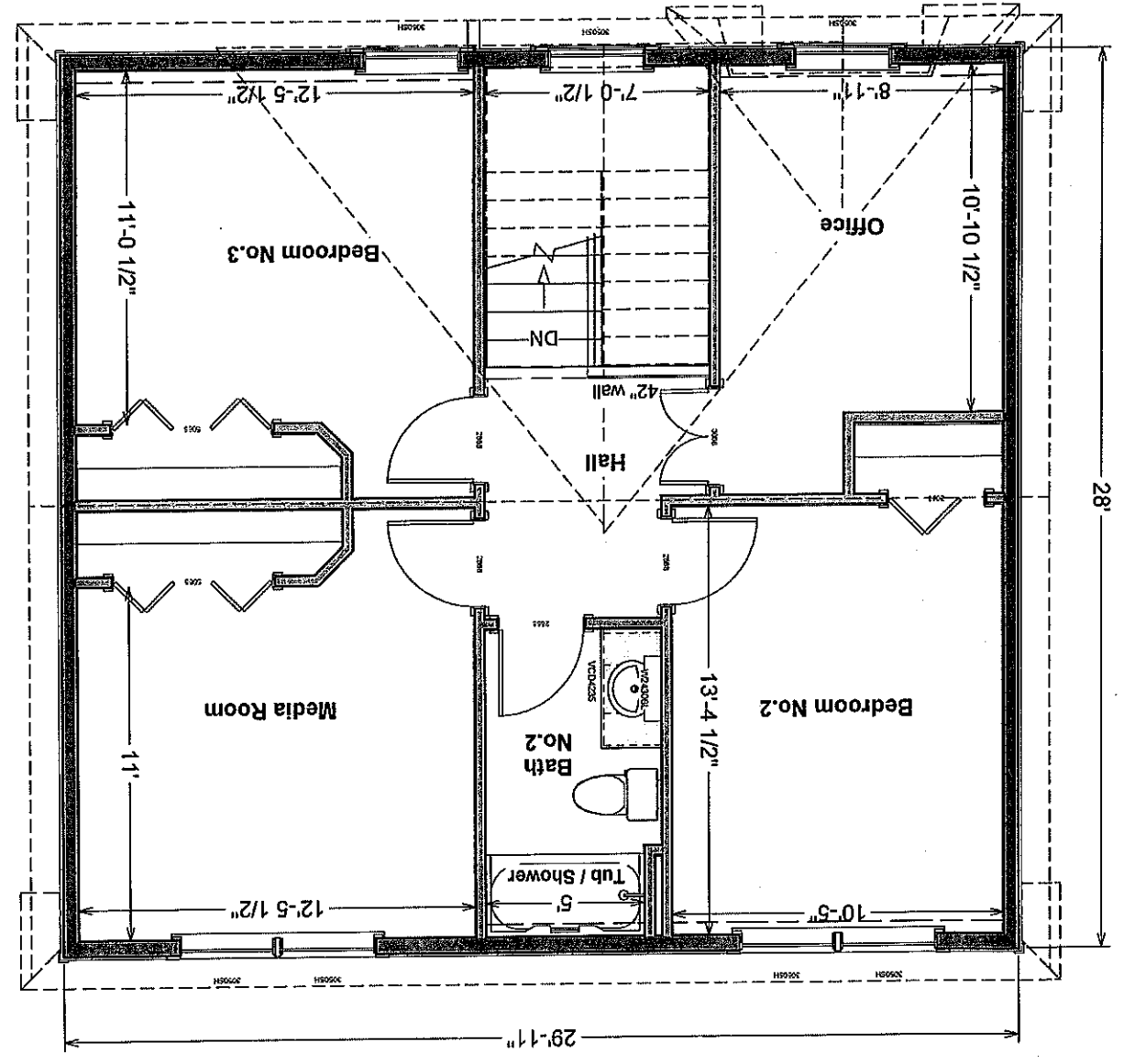
HOMEOWNER: PASSUCCI, NICK & DELAINE
 ADDRESS: 3168 Nisbel, Pinckney, MI 48169
 DESCRIPTION: 4 Bedroom, 2 1/2 Bath 2-Story
 SIZE: 2,265 SQ. FT.
 PARCEL ID, Parcel #

OASIS-HOMES
 Build Your New Oasis
 BENCHMARK BUILDING & DEVELOPMENT
 3791 Van Dyke Ave.
 Almont, MI 48003
 Phone: 810-798-3311
 Fax: 810-798-8169
 PROJECT INFO:

5/19

MS

ENLARGED SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



PRELIMINARY
B.E.

SHEET: P-6

ROOF PLAN

TTLE: DRAWN BY: KS

REVISIONS

Rev. Num.	Date

Final for Sign-off

Construction Doc.

PA Prelim 5-19-23

BE Prelim 4-14-23

DRAWING SET / DATE

Client Initials:

RENDERINGS ONLY - THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL IDEAS OF THE CONTRACTOR. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. WRITTEN SPECIFICATIONS SUPERSEDE THESE RENDERINGS.

Building contractor and all subcontractors to check and verify all dimensions and loads. This drawing is for design concept only.

HOMEOWNER: **PASSUCCI, NICK & DELAINE**
 ADDRESS: 3168 Nisbel, Pinckney, MI 48169
 DESCRIPTION: 4 Bedroom, 2 1/2 Bath 2-Story
 SIZE: 2,265 SQ. FT.
 PARCEL ID: Parcel #

PROJECT INFO:

3791 Van Dyke Ave.

Almon, MI 48003

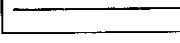
Phone: 810-798-3311

Fax: 810-798-8169

BUILDING & DEVELOPMENT

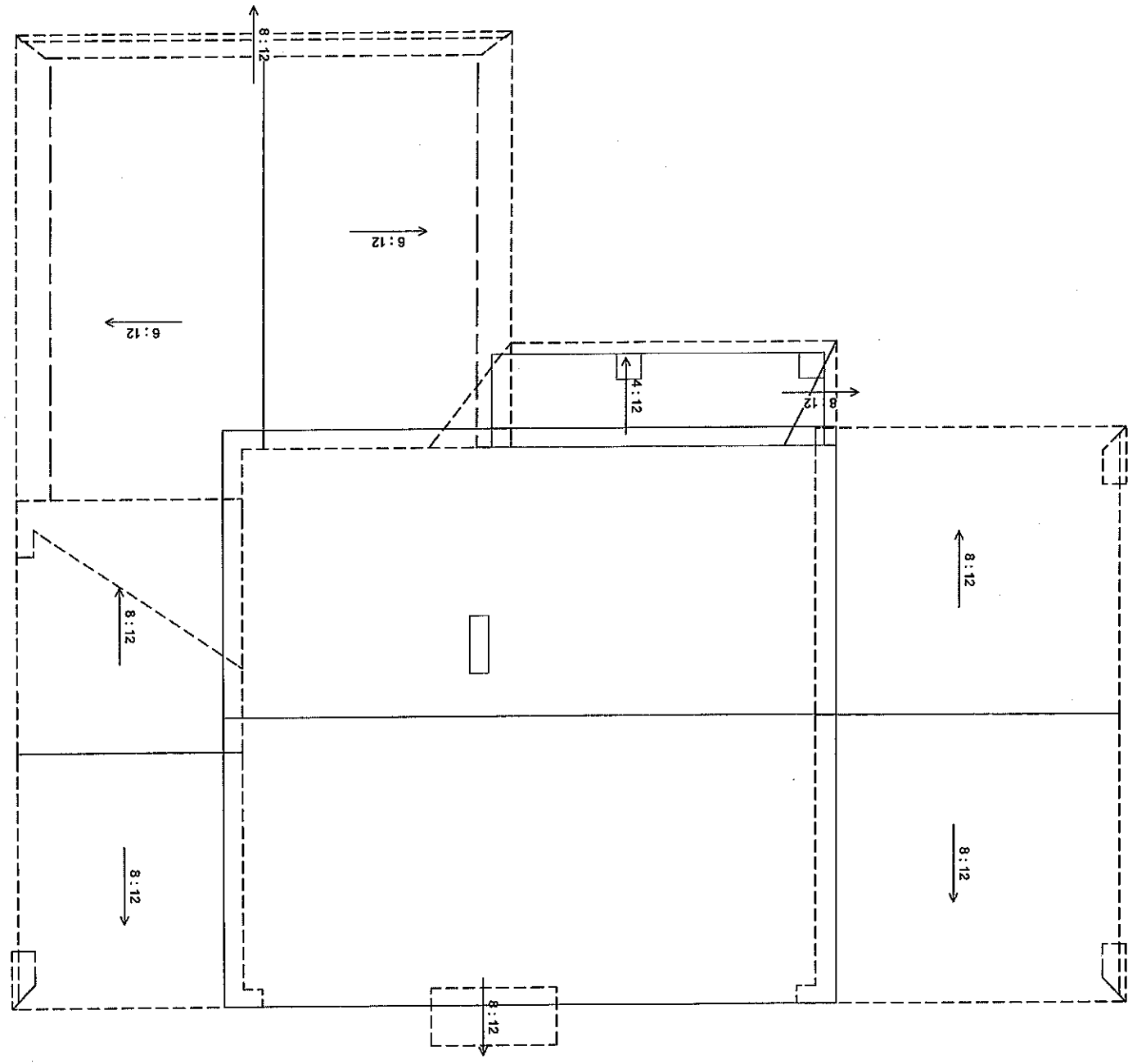
▲ BENCHMARK ▲

Build Your New Oasis



ROOF PLAN

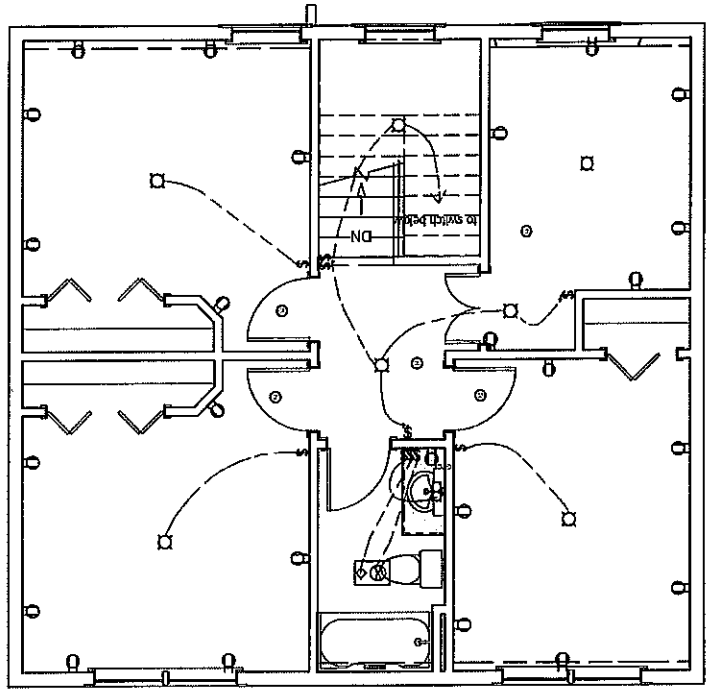
SCALE: 1/4" = 1'-0"



Handwritten initials: MS and 5/19

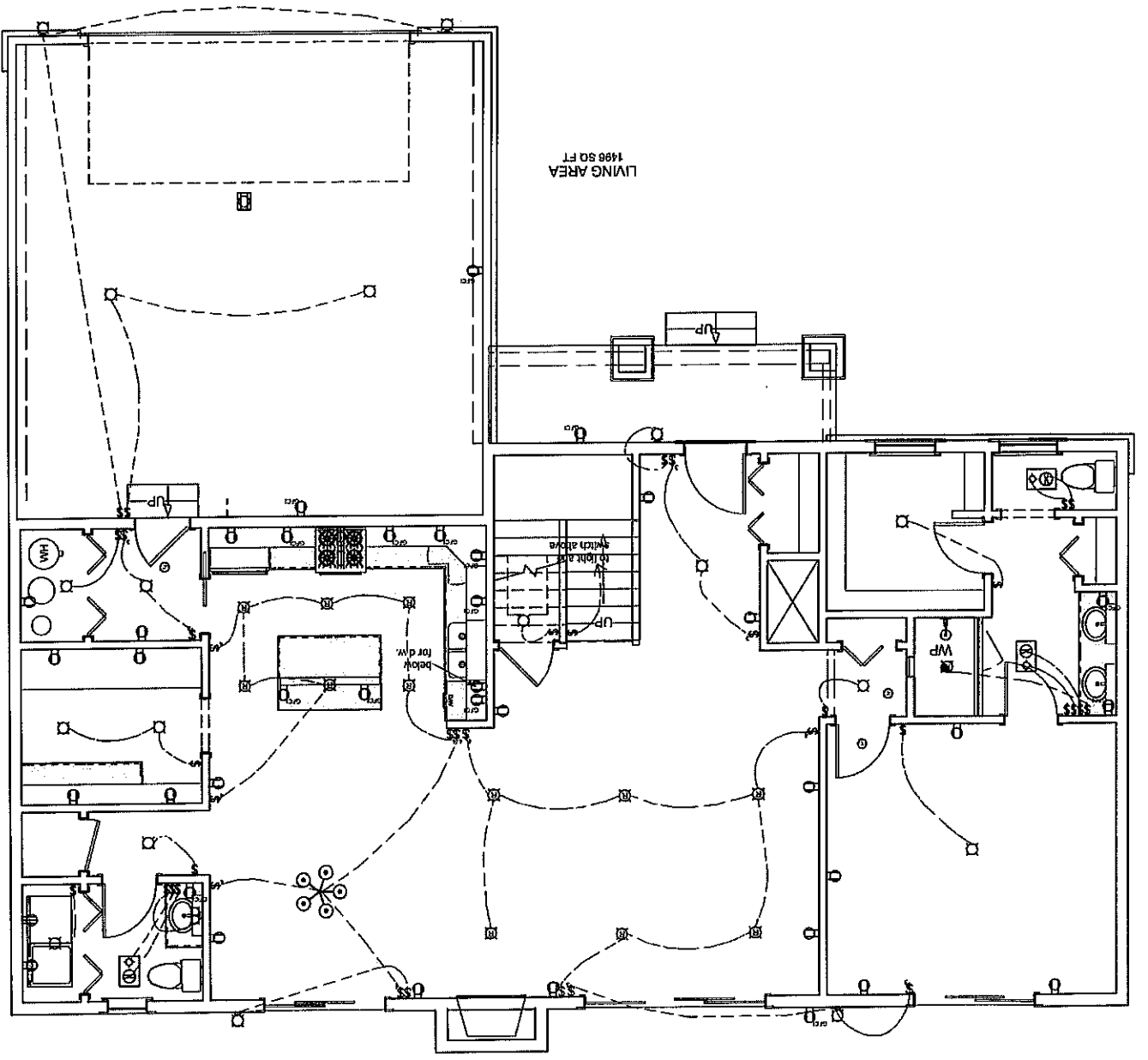
PRELIMINARY
B.E.

SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

MS
5/19



B.E.
PRELIMINARY

OASIS HOMES
Build Your New Oasis
BENCHMARK BUILDING & DEVELOPMENT

3791 Van Dyke Ave.
Ann Arbor, MI 48103
Phone: 810-798-3311
Fax: 810-798-8169

PROJECT INFO:

HOMEOWNER: **PASSUCCI, NICK & DELAINE**
ADDRESS: 3168 Nisbet, Pinckney, MI 48169
DESCRIPTION: 4 Bedroom, 2 1/2 Bath 2-Story
SIZE: 2,265 SQ. FT.
PARCEL ID: Parcel #

Rendering contractor and all subcontractors to check and verify all dimensions and loads. This drawing is for design concept only.

RENDERINGS ONLY - THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL IDEAS OF THE CONTRACTOR. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. WRITTEN SPECIFICATIONS SUPERSEDE THESE RENDERINGS.

Client Initials:

DRAWING SET / DATE
BE Prelim 4-14-23
PA Prelim 5-19-23
Construction Doc.
Final for Sign-off
For Construction

num.	date

REVISIONS

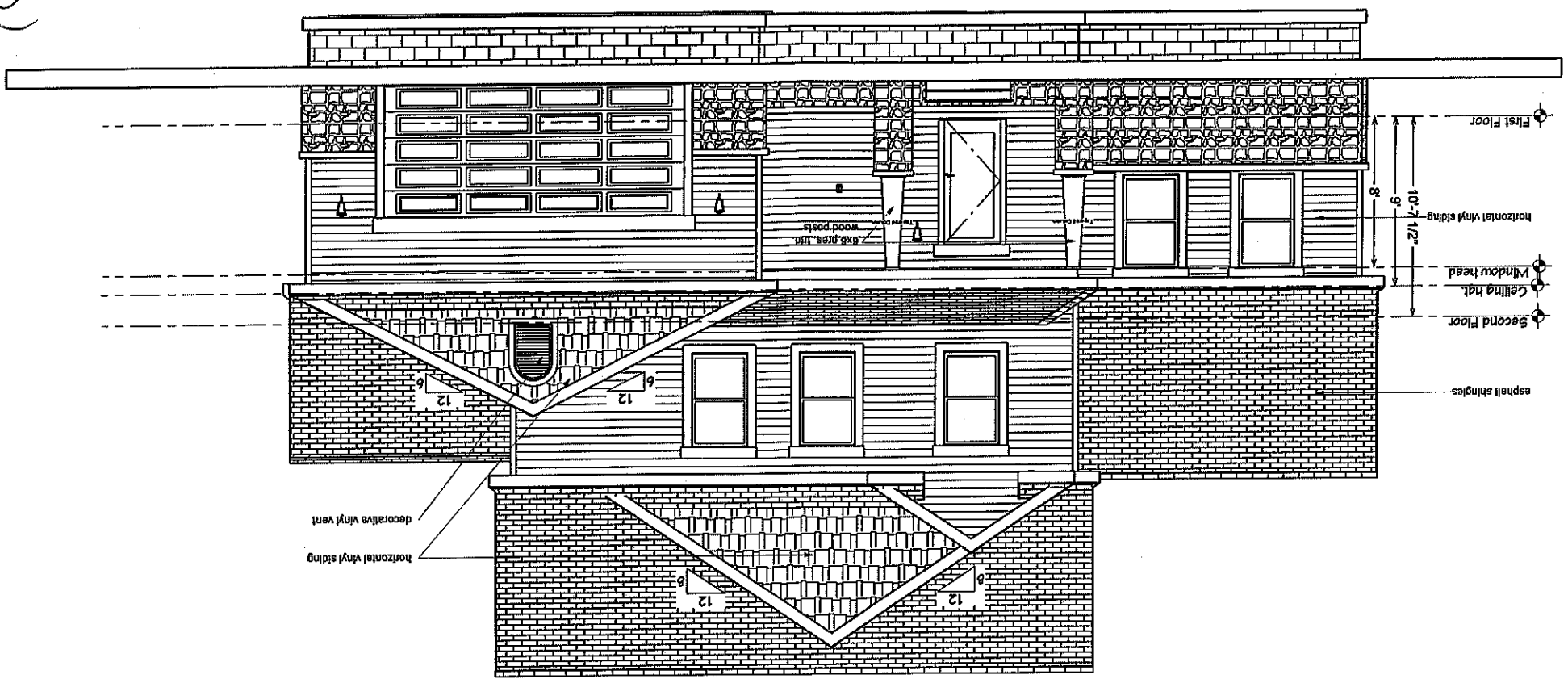
DRAWN BY: KS

TITLE: ELECTRICAL PLANS

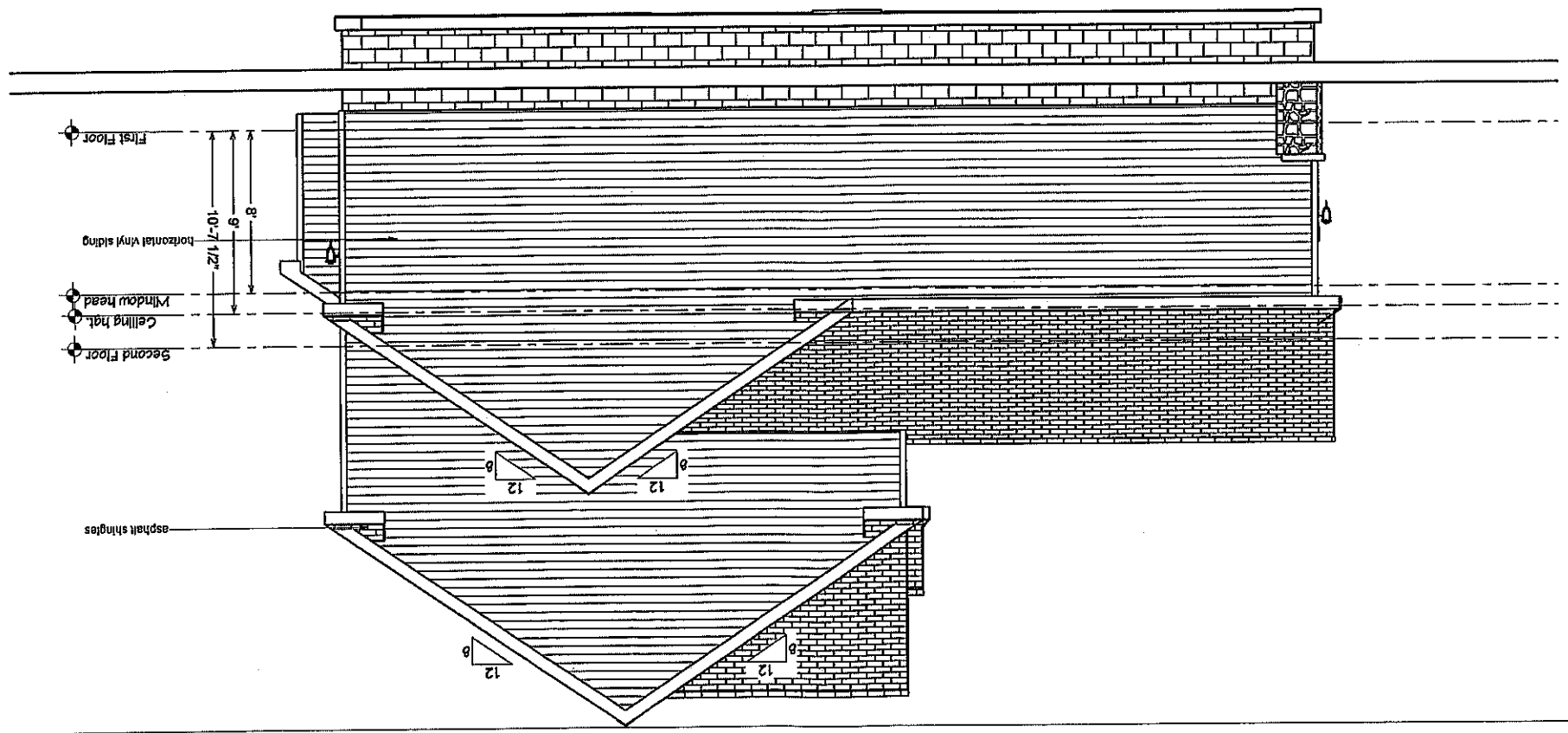
SHEET: P-7

Copyright 2019, Oasis Homes

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



MS

5/19

Copyright 2019, Oasis Homes

SHEET: P-8

TITLE: ELEVATIONS

DRAWN BY: KS

num.	date

REVISIONS

For Construction

Final for Sign-off

Construction Doc.

PA Prelim 5-19-23

BE Prelim 4-14-23

DRAWING SET / DATE

Client initials:

RENDERINGS ONLY - THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL IDEAS OF THE CONTRACTOR. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. THE FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS. WRITTEN SPECIFICATIONS SUPERSSEDE THESE RENDERINGS.

Building contractor and all subcontractors to check and verify all dimensions and loads. This drawing is for design concept only.

HOMEOWNER: PASSUCCI, NICK & DELAINE

ADDRESS: 3168 Nisbel, Pinckney, MI 48169

DESCRIPTION: 4 Bedroom, 2 1/2 Bath 2-Story

SIZE: 2,265 SQ. FT.

PARCEL ID: Parcel #

PROJECT INFO:

3791 Van Dyke Ave. Ammon, MI 48003

Phone: 810-798-3311 Fax: 810-798-8169

BUILDING & DEVELOPMENT

BENCHMARK

Build Your New Oasis

OASIS-HOMES

B.E. PRELIMINARY

SHEET: P-9

TITLE: ELEVATIONS

DRAWN BY: KS

num.	date

REVISIONS

For Construction

Final for Sign-off

Construction Doc.

PA Permit 5-19-23

BE Permit 4-14-23

DRAWING SET / DATE

Client initials:

RENDERINGS, SUPERSIDE THESE SPECIFICATIONS WRITTEN CONDITIONS. VARY DUE TO FIELD FINAL PRODUCT MAY VARY DUE TO FIELD CONDITIONS, THE CONTRACTOR, THE IDEAS OF THE THESE DRAWINGS ARE INTENDED TO SHOW THE GENERAL RENDERINGS ONLY -

Building contractor and all subcontractors to check and verify all dimensions and loads. This drawing is for design concept only.

HOMEOWNER: **PASSUCCI, NICK & DELAINE**

ADDRESS: 3168 Nispet, Pinckney, MI 48169

DESCRIPTION: 4 Bedroom, 2 1/2 Bath 2-Story

SIZE: 2,265 SQ. FT.

PARCEL ID: Parcel #

PROJECT INFO:

3791 Van Dyke Ave. Amnont, MI 48003

Phone: 810-798-3311

Fax: 810-798-8169

BUILDING & DEVELOPMENT

BENCHMARK

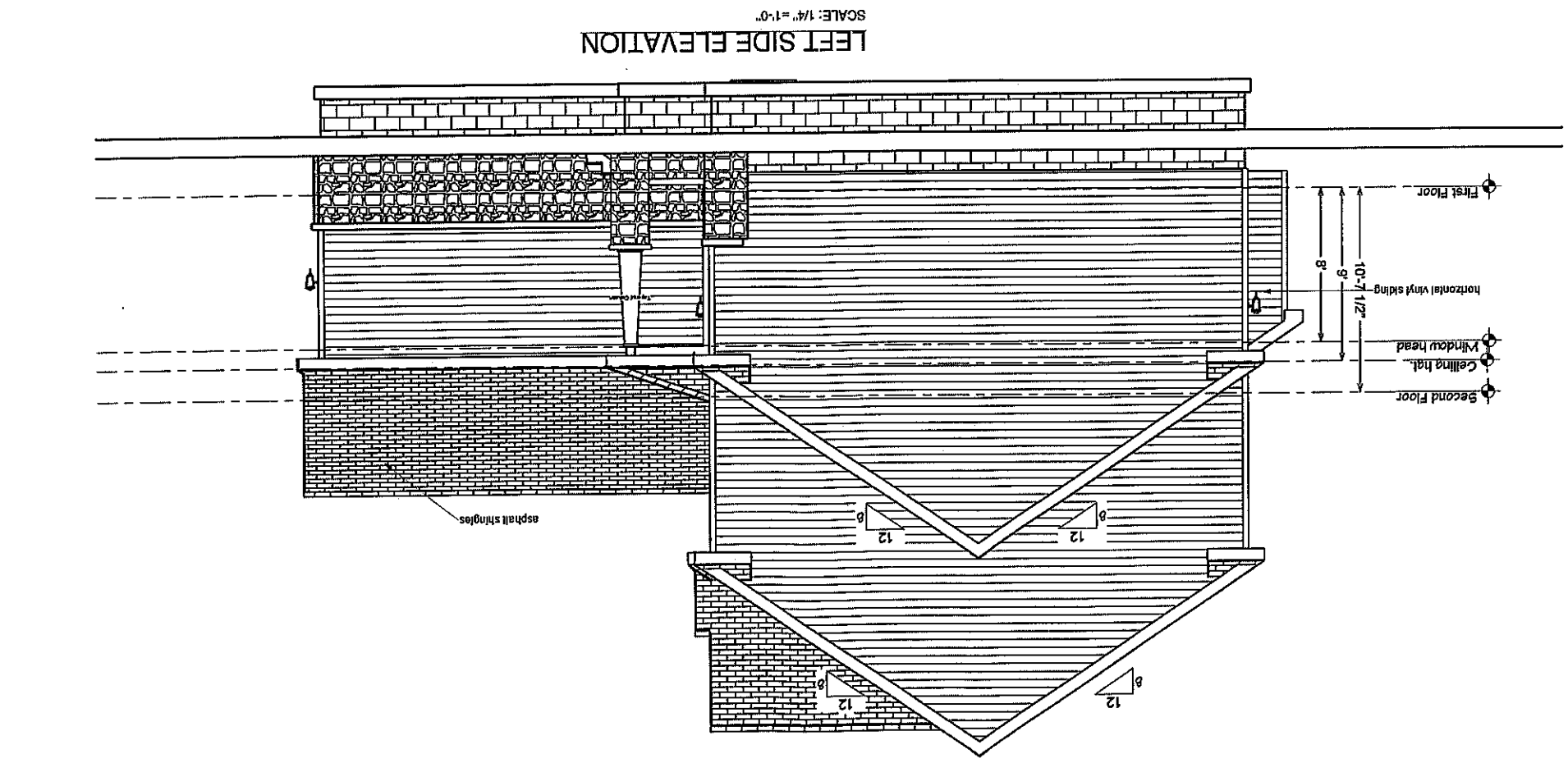
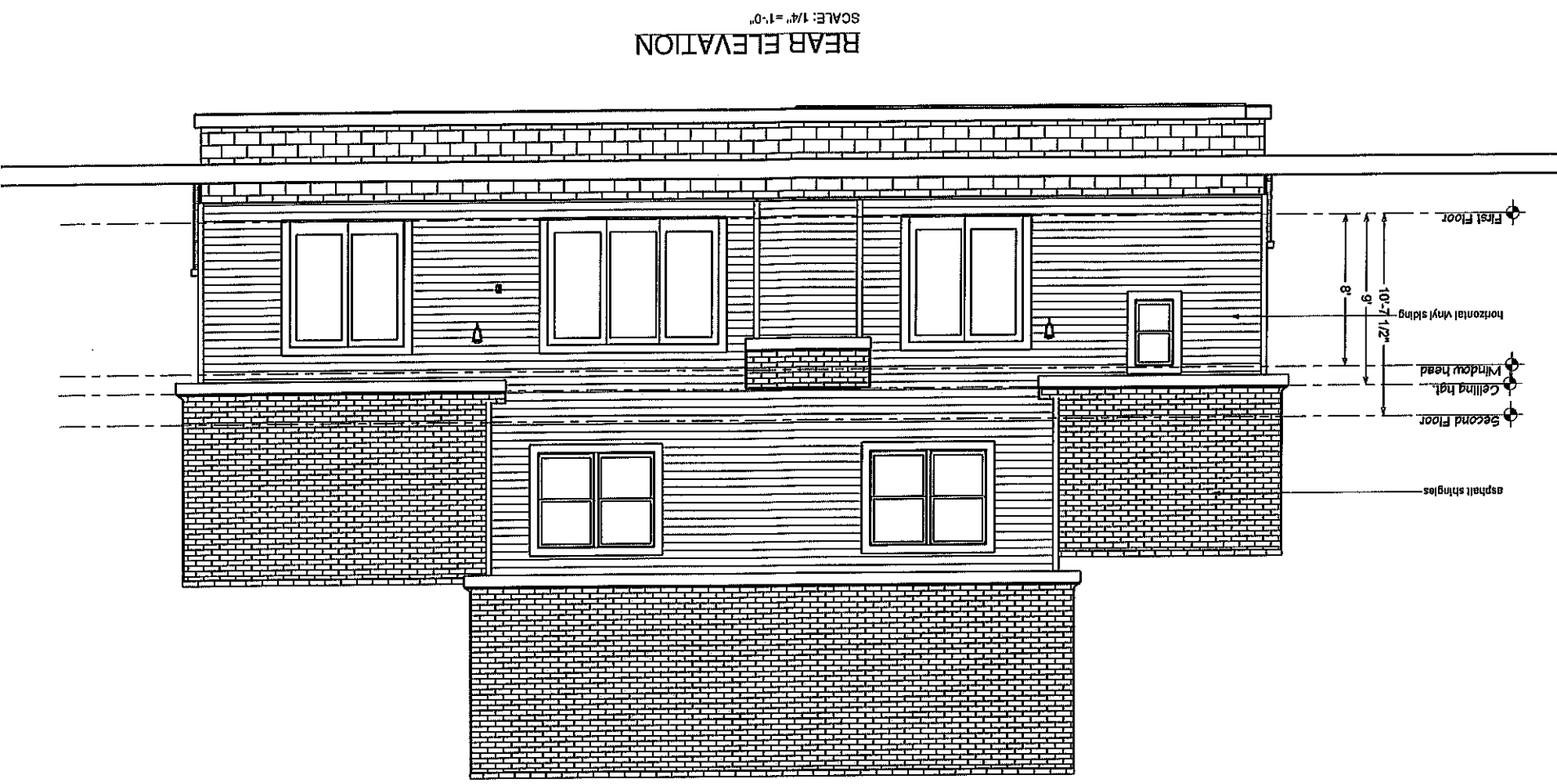
Build Your New Oasis

OASIS-HOMES

B.E. PRELIMINARY

5/19

MS



P-10
 SHEET:
 TITLE: EXTERIOR 3D VIEWS
 DRAWN BY: KS

REV	DATE	DESCRIPTION

num. date
 REVISIONS
 For Construction
 Final for Sign-off
 Construction Doc.
 PA Prelim 5-19-23
 BE Prelim 4-14-23
 DRAWING SET / DATE

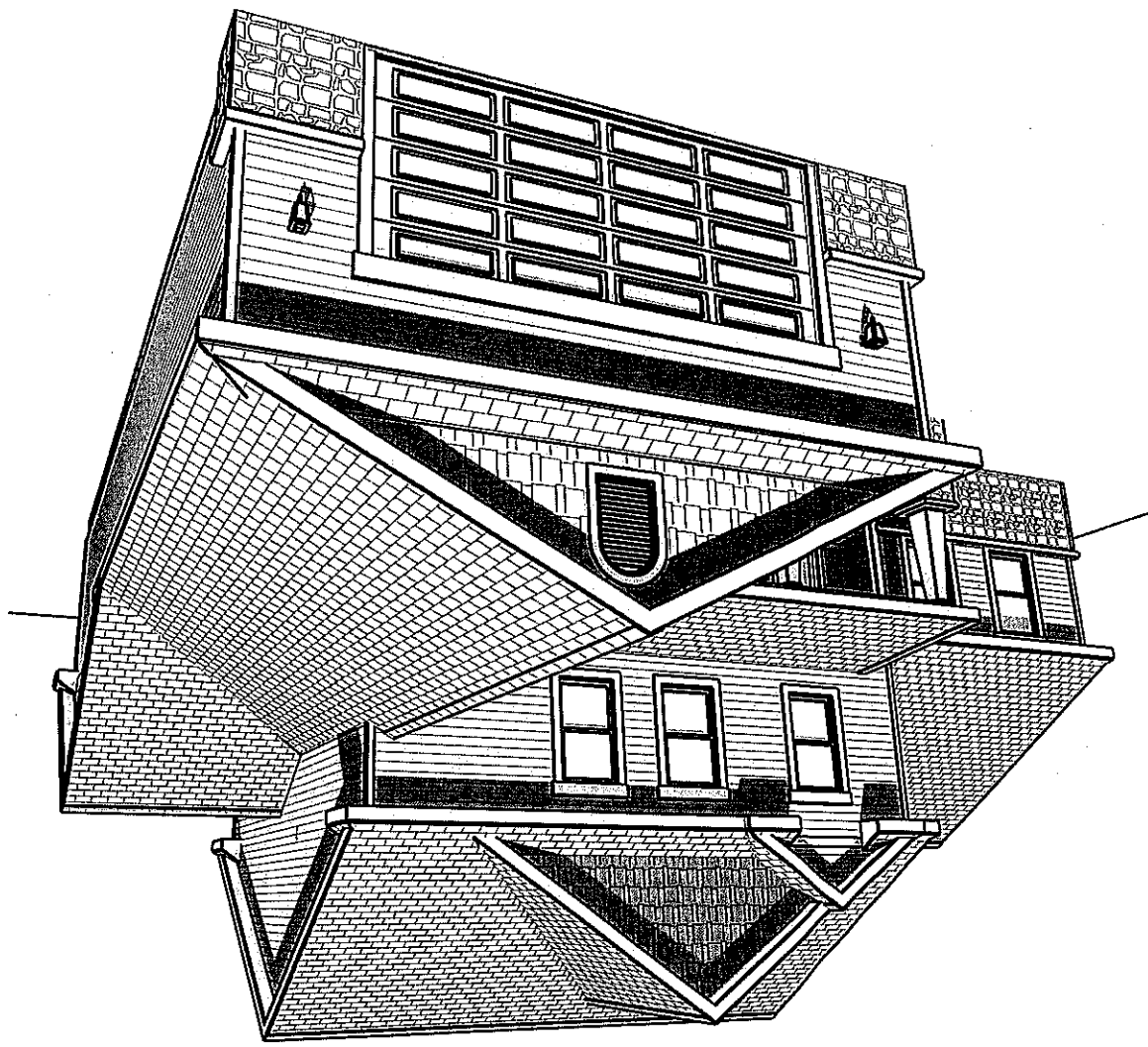
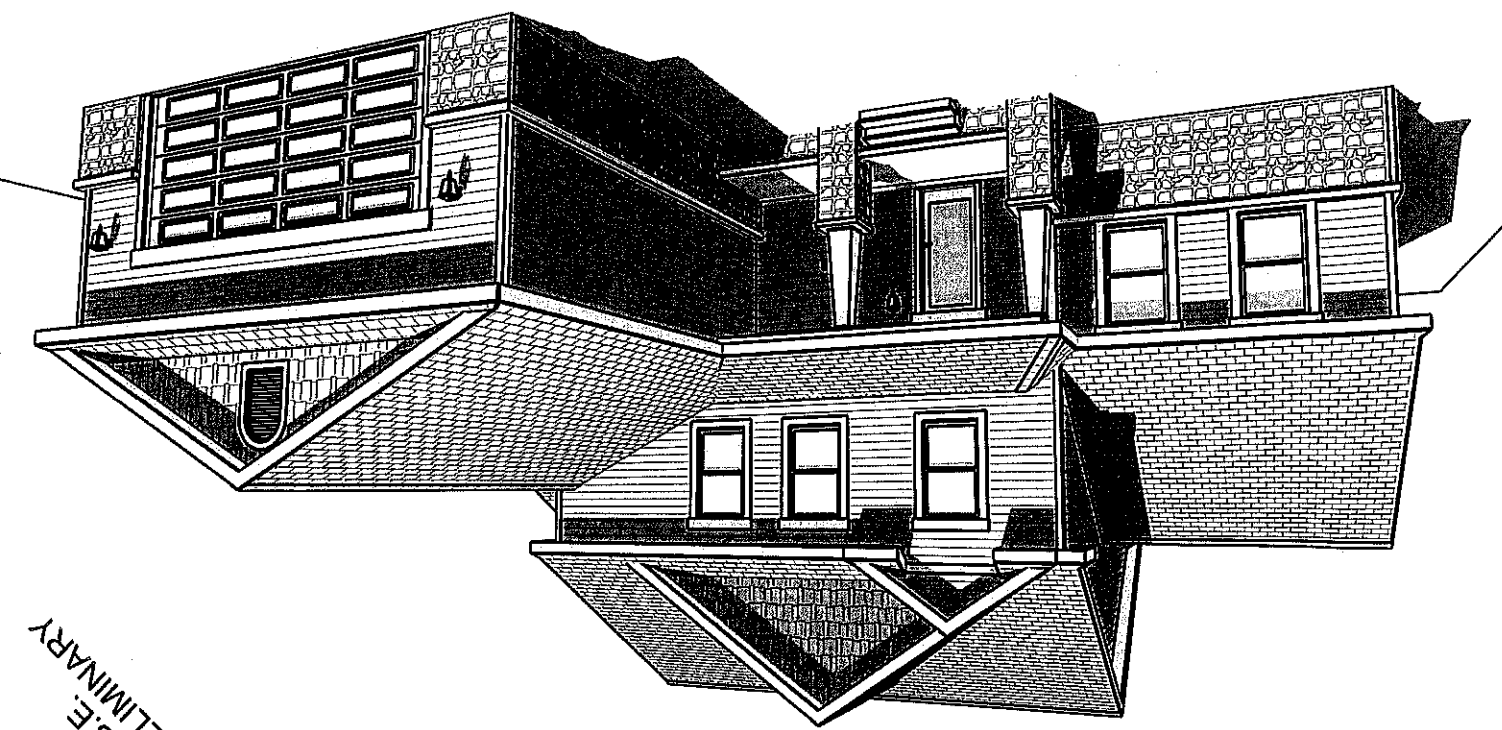
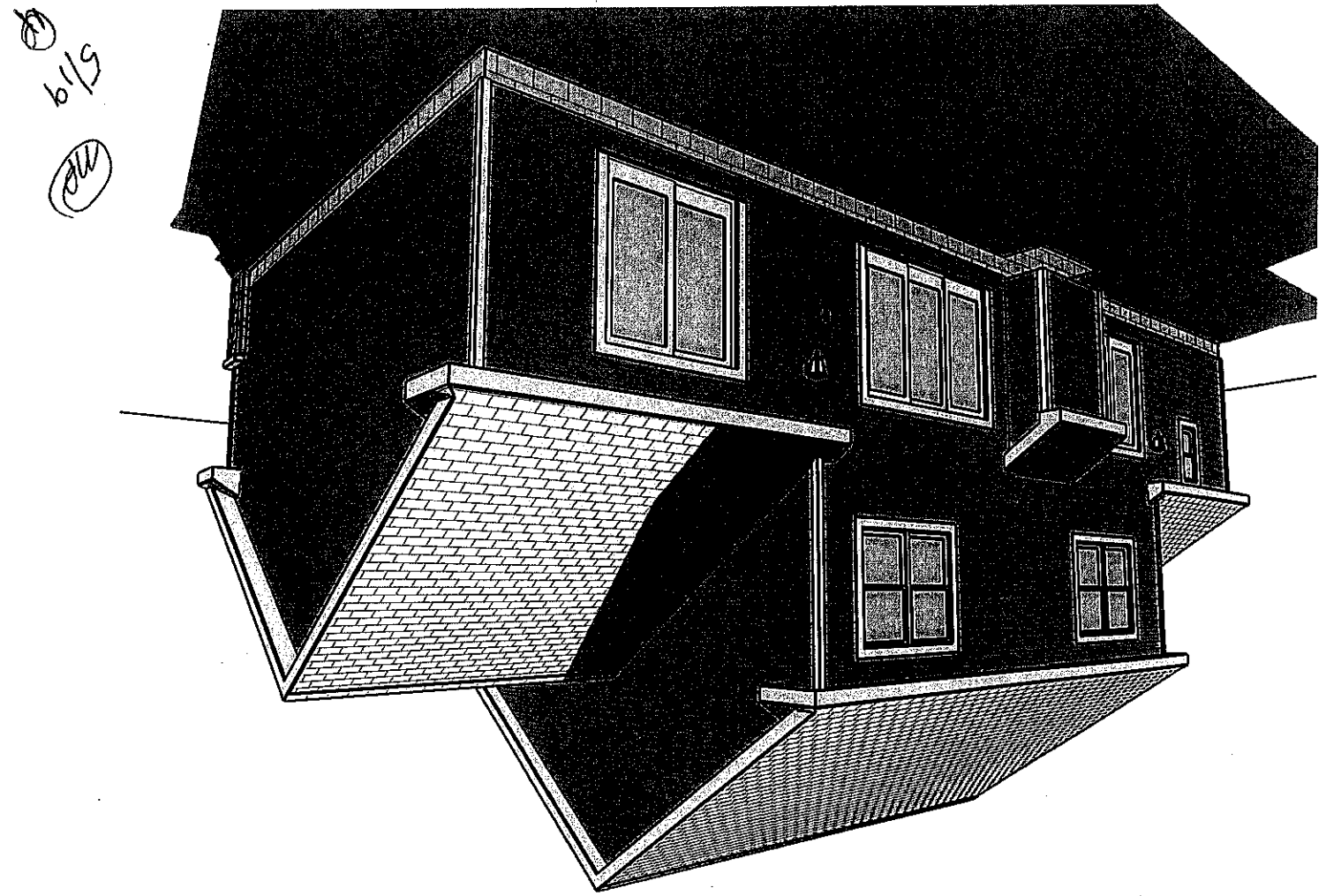
Client initials:
 RENDERINGS
 SUPERSEDE THESE
 SPECIFICATIONS
 WRITTEN
 CONDITIONS.
 VARY DUE TO FIELD
 FINAL PRODUCT MAY
 CONDITIONS, THE
 VARY DUE TO FIELD
 FINAL PRODUCT MAY
 CONTRACTOR. THE
 IDEAS OF THE
 SHOW THE GENERAL
 ARE INTENDED TO
 THESE DRAWINGS
 RENDERINGS ONLY -
 concept only.
 This drawing is for design
 verify all dimensions and loads
 Subcontractors to check and
 building contractor and all

HOMEOWNER: **PASSUCCI, NICK & DELAINE**
 ADDRESS: 3168 Nisbet, Pinckney, MI 48169
 DESCRIPTION: 4 Bedroom, 2 1/2 Bath 2-Story
 SIZE: 2,265 SQ. FT.
 PARCEL ID: Parcel #

PROJECT INFO:
 3791 Van Dyke Ave.
 Almont, MI 48003
 Phone: 810-798-3311
 Fax: 810-798-8169

▲ BENCHMARK ▲
 BUILDING & DEVELOPMENT

Build Your New Oasis
OASIS-HOMES



B.E
 PRELIMINARY



10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

Supervisor Pat Hohl Clerk Mike Dolan Treasurer Jason Negri Trustees Bill Hahn, Patricia Hughes, Chuck Menzies, Cindy Michniewicz

ZONING BOARD OF APPEALS MEETING
Wednesday, September 13, 2023, at 7:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Priebe called the meeting to order at 7:00 pm.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

Members PRESENT:

Jim Hollenbeck, Alternative
Brian Ignatowski
Craig Masserant
Treasurer Jason Negri
Joyce Priebe, Chair

ABSENT:

William Rill

CONSENT AGENDA

Approval Motion by Member Ignatowski, seconded by Member Masserant, to approve Zoning Board of Appeals Agenda for tonight, as presented.

Voice Vote: Ayes: (5) Absent: (1) Member Rill

VOTE: MOTION CARRIED UNANIMOUSLY

GENERAL CALL TO THE PUBLIC (A call was made with no response.)

CURRENT BUSINESS**1. ZBA 2023-0014**

Owner: Russ & Susan Ives
Location: 11600 Algonquin Dr
Parcel ID: 4715-31-301-043 (Water Front Residential)
Request: Variance application to permit the construction of a 172-square foot addition on the east side of the home. Applicant requests a 20.6-foot variance from the required front yard 25-foot setback, per Section 36-215(5)., and a 34.2-foot variance from the required waterbody setback of 50 feet, per Section 36-293(c)(2)(a).

Chair Priebe invited the applicant's builder to come to the podium to speak. Mr. Meyer's explained that these two variances were sought to help ensure that the senior residents of the home can continue to live onsite for many years to come. Kim Rodriguez was invited by the builder to speak to the board members on behalf of her parents. She explained that her father recently had a hip replacement. Her parents went around to local surrounding neighbors to get ask for their approval of what they were proposing, and she provided a document showing their support to the ZBA board members.

Chair Priebe invited her to share that document with David, and that he would pass it on to everyone and keep it with the record of this hearing. Treasurer Negri asked if the document had the signatures from the neighbors directly to the south (11616 Algonquin) and east (11594 Algonquin) of the home. Ms. Rodriguez asked if she could have the document back so she could verify they did.

Chair Priebe invited David Rohr, the Planning and Zoning Director to present this ZBA case. He corrected his report stating the Section reference should be 38-186, and he read through his report and the 7 standards of review. Chair Priebe opened the meeting to the public, and since no one was in the audience she closed it. The ZBA Board Members asked clarifying questions of Mr. Meyers regarding the addition. Treasurer Negri confirmed with Kim Rodriguez, that the neighbors to the east and south had signed the supportive document. She said they had. Negri clarified with David regarding the requested footage of the variance sought by the applicant.

Approval Motion by Treasurer Negri, seconded by Member Ignatowski, to approve variance application ZBA 23-0014 at 11600 Algonquin Dr. (TID 15-31-301-043) 4.4-foot variance request from the required 25-foot front yard setback, per **Section 36-186 (F)**. And 15.8-foot variance from the required waterbody setback of 50 feet, per **Section 36-186: (footnote #4)**.

The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening, and as presented in the staff report.

Voice Vote: Ayes: (5) Absent: (1) Member Rill

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval motion by Member Ignatowski, seconded by Member Alternative Hollenbeck to approve the August 9, 2023, ZBA Meeting Minutes, as presented.

Voice Vote: Ayes: (5) Absent: (1) Member Rill

VOTE: MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

Approval motion by Member Masserant, seconded by Member Ignatowski, to adjourn at 7:22 pm.

Voice Vote: Ayes: (5) Absent: (1) Member Rill

VOTE: MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Lisa Perschke

Planning/Zoning Coordinator & Recording Secretary

David Rohr

Planning & Zoning Director

The minutes were approved as presented/corrected: _____

Joyce Priebe, Chair