

Supervisor Jason Negri **Clerk** Mike Dolan **Treasurer** Jennifer Daniels **Trustees** Chuck Menzies, Patricia Hughes, Nick Miller, Joanna Hardesty

ZONING BOARD OF APPEALS

Wednesday, June 10, 2026 at 6:00 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 26-0003
Owner: Preston Mayes & Matthew Bila
Location: 8822 Pebble Creek Dr.
Parcel ID: 4715-18-202-044
Request: Variance application to permit the construction of a new deck at the rear of the house.
Variance request: *Natural features setback, per section 36-293(c)b*
2. ZBA 26-0004
Owner: Tim & April Wood
Location: 9704 Kress Rd.
Parcel ID: 4715-21-405-016
Request: Variance application to permit roof modification of existing nonconforming structure.
Variance request: *Front setback, per section 36-171(G)*

NEW/OLD BUSINESS

3. Approval of the May 13, 2026 ZBA meeting minutes.

ADJOURNMENT



Zoning Board of Appeals Staff Report



TO: Zoning Board of Appeals
(ZBA)

FROM: David Rohr

HEARING DATE: June 10, 2026

SUBJECT: ZBA 26-0003

PROJECT Deck

SITE: 8822 Pebble Creek Dr.
TID 4715-18-202-044

OWNER: Preston Mayes & Matthew
Bila

APPLICANT: Joseph Rebh

PROJECT: Variance application to permit the construction of a new deck at the rear of the house. Variance request:

- Natural features setback of **35.4 feet** rather than 50 feet, per section 36-293(c)(2)(a)

ZONING: WFR- Waterfront Residential

Project Description

Variance application to permit the construction of a new deck at the rear of the house. Variance request:

- Natural features setback of **35.4 feet** rather than 50 feet, per section 36-293(c)(2)(a)

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 has limited buildable area on the rear side of the house due to extensive wetlands on the parcel. Staff supports the request for variance.

- 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.

- 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 request is not likely to be materially detrimental to the public welfare or materially injurious to the property or improvements in the district.

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

Granting this variance will not adversely affect the 2020 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.

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 deck will provide a safe means to access the rear yard and will have minimal impact on the surrounding properties. Staff believes the location and size of the proposed deck is reasonable 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 26-0003 at 8822 Pebble Creek Dr. TID 4715-18-202-044.

- Natural features setback of **35.4 feet** rather than 50 feet, per section 36-293(c)(2)(a)

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 26-0003 at 8822 Pebble Creek Dr. TID 4715-18-202-044.

- Natural features setback of **35.4 feet** rather than 50 feet, per section 36-293(c)(2)(a)

The variance does not meet variance standards 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 26-0003
\$500.00



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: 5/11/2026
2. Tax ID #: 15- 18-202-044 Subdivision: WEST POINT HILLS 2 Lot No.: 44
3. Address of Subject Property: 8822 PEBBIE CREEK DRIVE
4. Property Owner: PRESTON MAYES Phone: (H) _____
 Email Address: _____
 Street: 6254 LONG HWY City: EASTON RAPIDS State: MI
5. Appellant (If different than owner): JOSEPH REBH Phone: (H) _____
 E-mail Address: _____ (W) _____
 Street: 11750 HIGHLAND ROAD SUITE 300 City: HARTLAND State: MI
6. Year Property was Acquired: 2025 Zoning District: _____ Flood Plain _____
7. Size of Lot: Front 145 Rear 133 Side 1 212 Side 2 339 Sq. Ft. 38,295
11. Dimensions of Existing Structure (s) 1st Floor 76x36 2nd Floor _____ Garage 32x24
12. Dimensions of Proposed Structure (s) 1st Floor 12x16 2nd Floor _____ Garage _____
13. Present Use of Property: SINGLE FAMILY HOME
14. Percentage of Existing Structure (s) to be demolished, if any 0 %
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:
REQUESTING TO BUILD A 16 WIDE x 12 DEEP DECK
WITH IN 50' WET LAND SET BACK

RECEIVED

MAY 11 2026

Hamburg Township
 Planning and Zoning Department

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.

- 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.

- 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.

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

- 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.

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

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

• 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 hereby acknowledge that if my house is connected to the municipal sanitary sewer system, the Utilities Department will complete a review of my ZBA application request, to ensure it complies with all sewer related policies and all sewer easement right-of-way requirements. (For any questions, please contact the Hamburg Twp Utilities Department at 810-222-1193.

• 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.



The following are our responses to each line item question.

- A. The wetland encroaches far into the property and with a 50' buffer area from the wetland, this narrows the building envelope severely. Because of these unusual conditions we do not reasonable use without relief.
- B. The requested variance is necessary is ensure that the owners have the same reasonable enjoyment of their property that other residence in the same district do. Rear patios and decks are the main focus of outdoor living. Further, this is also providing an added safety benefit as safe a fire escape route in the event of an emergency.
- C. The requested variance will have zero affect on neighboring properties, public, or wetland.
- D. The variance will not adversely affect the purpose or objectives of the master plan as it maintains the plans intent to preserve environmental features while allowing reasonable residential use of the private property.
- E. This is specific to this particular property.
- F. No, A residential deck is a normal accessory use, we are only requesting to adjust where it can be placed.
- G. Absolutely, functional yet compact

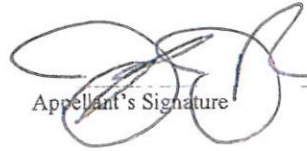
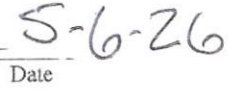
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Hamburg Township
Planning and Zoning Department

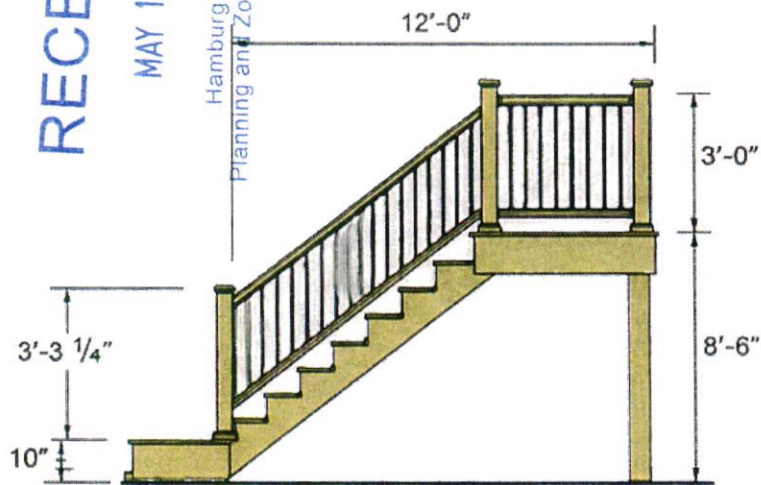
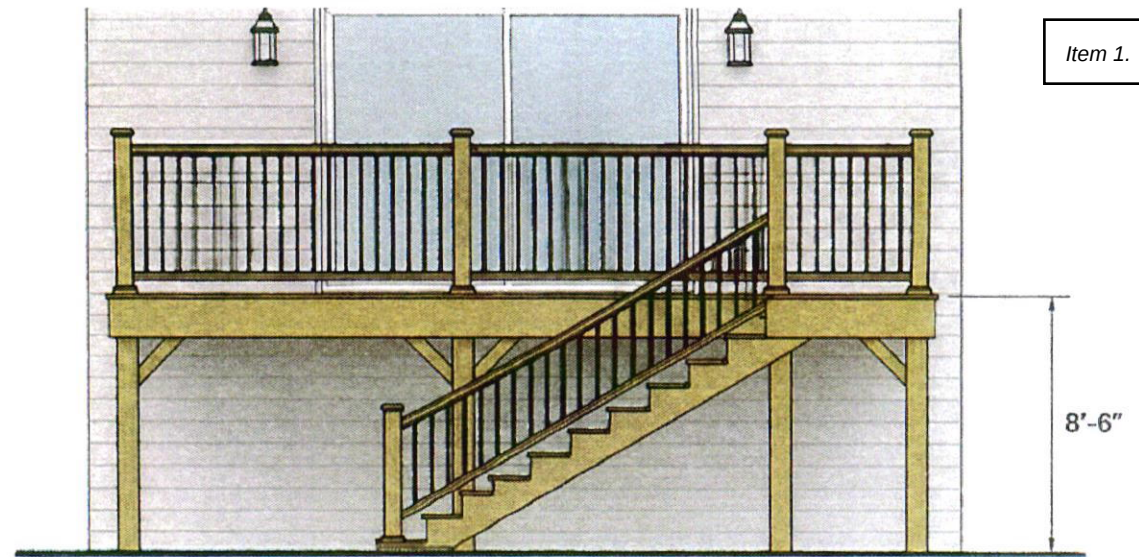
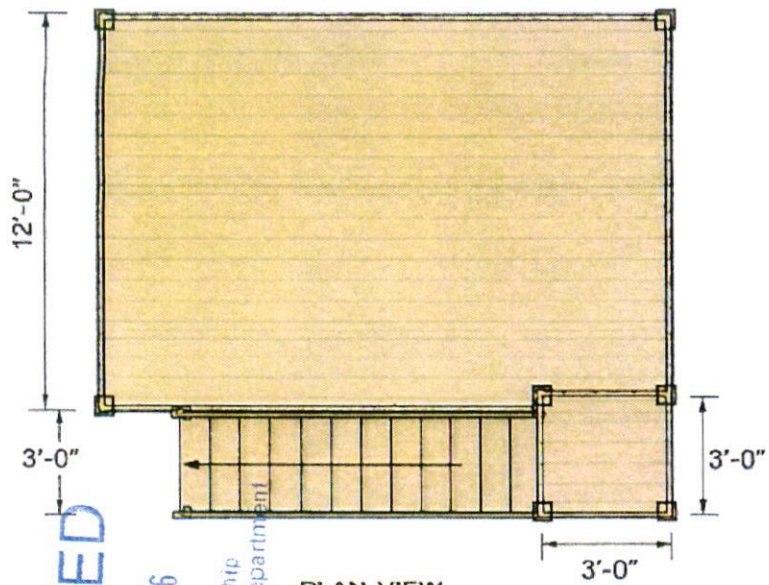
- I understand that there will be a public hearing on this item and that either the property owner or appellants shall be in attendance at that hearing.
- I understand that a Land Use Permit is required prior to construction if a variance is granted.
- I understand that any order of the ZBA permitting 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).


Owner's Signature
Date
Appellant's Signature
Date

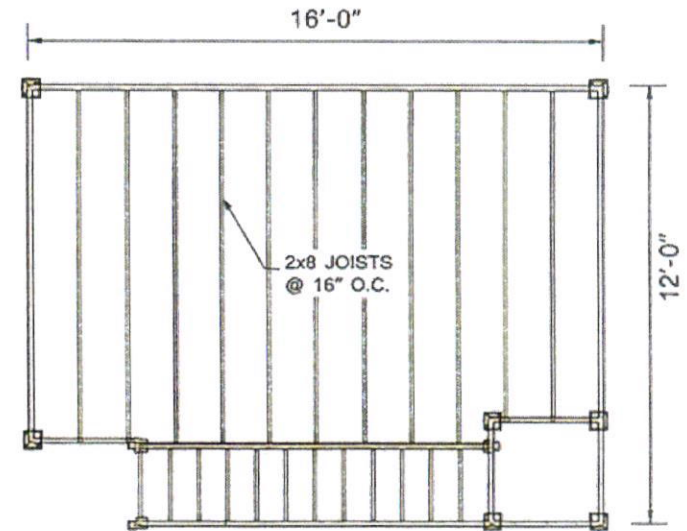
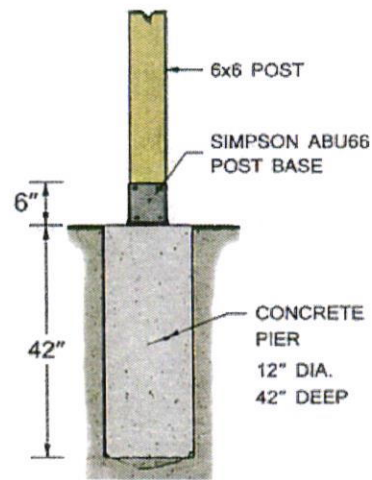
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MAY 11 2026

Hamburg
Planning and Zoning



(STAIRS RIGHT TO LEFT)



SPECIFICATIONS

DECK SIZE: 16'-0" WIDE x 12'-0" DEEP
 DECK HEIGHT: 8'-6" OFF GRADE
 STAIRS: 3'-0" WIDE STAIRS OFF 3'x3' LANDING
 STAIRS DIRECTION: RIGHT TO LEFT
 JOISTS: 2x8 PRESSURE TREATED @ 16" O.C.
 BEAMS: (2) 2x10
 POSTS: 6x6 PRESSURE TREATED

GENERAL NOTES

1. ALL LUMBER PRESSURE TREATED (U.N.O.)
2. USE GALVANIZED OR STAINLESS STEEL FASTENERS
3. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING
4. COMPLY WITH LOCAL BUILDING CODES
5. MINIMUM BEARING DEPTH FOR ALL LUMBER: 1 1/2"

STAIR INFORMATION

RISE: 7 3/4" MAX.
 RUN: 10" MIN.
 STRINGERS: (2) - 2x12
 TREADS: 5/4" x 6" MIN.
 LANDING HEIGHT: 8'-6"



MARX
WETLANDS
LLC

9861 High Meadow
Ypsilanti, Michigan 48198

e-mail

RECEIVED

Item 1.

MAY 11 2026

Hamburg Township
Planning and Zoning Department

May 7, 2026

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

**Re: Wetland Setback Consideration: Pebble Creek- Lot 44
Section 18, Hamburg Township, Livingston County, Michigan**

To whom this may concern:

Marx Wetlands LLC (MW) performed a wetland determination on July 2, 2025, for an approximately 1.05-acre parcel (Tax ID #4715-18-202-44) located at Pebble Creek Drive in Section 18 of Hamburg Township (T01N, R05E), Livingston County, Michigan ("Site"). The Site is located northwest of the intersection of Pebble Creek Drive and Rush Lake Road.

MW has also reviewed the concept plan, and based on our assessment, the proposed deck is located outside of regulated wetland areas and within upland conditions.

Hamburg Township has a wetland protection ordinance (see [Sec. 36.39 Wetlands](#)). In accordance with Section 36.293 (Natural Features Setback Requirements) of the Zoning Ordinance (Chapter 36, Article III, Environmental Provisions), a 50-foot setback is required from the wetland boundary.

While the proposed deck is located within the 50-foot wetland setback, the proposed building area does not exhibit wetland characteristics (i.e., hydric soils, hydrophytic vegetation, or wetland hydrology). **As such, no direct impacts to regulated wetlands are anticipated.**

Additionally, many local municipal ordinances establish a 25-foot wetland setback as a standard buffer. Based on site-specific conditions and professional judgment, Marx Wetlands LLC considers a **25-foot setback** from the delineated wetland boundary to be reasonable and protective of the adjacent wetland resource at this location.

Therefore, it is our professional opinion that the proposed deck, as designed, will not likely result in adverse impacts to the adjacent wetland.

This opinion is based on field observations, available data, and professional judgment at the time of assessment. It is subject to change if site conditions or project plans are modified. Final determinations regarding wetland boundaries, jurisdiction, and applicable setbacks remain under the authority

May 7, 2026
Pebble Creek- Lot 44
Hamburg Township, Livingston County, Michigan
Page 2

of the Michigan Department of Environment, Great Lakes, and Energy (EGLE),
Hamburg Township, and, where applicable, federal agencies.

Thank you for the opportunity to provide this wetland setback assessment.
Please contact me if you have any questions.

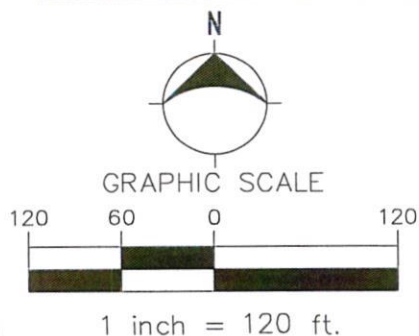
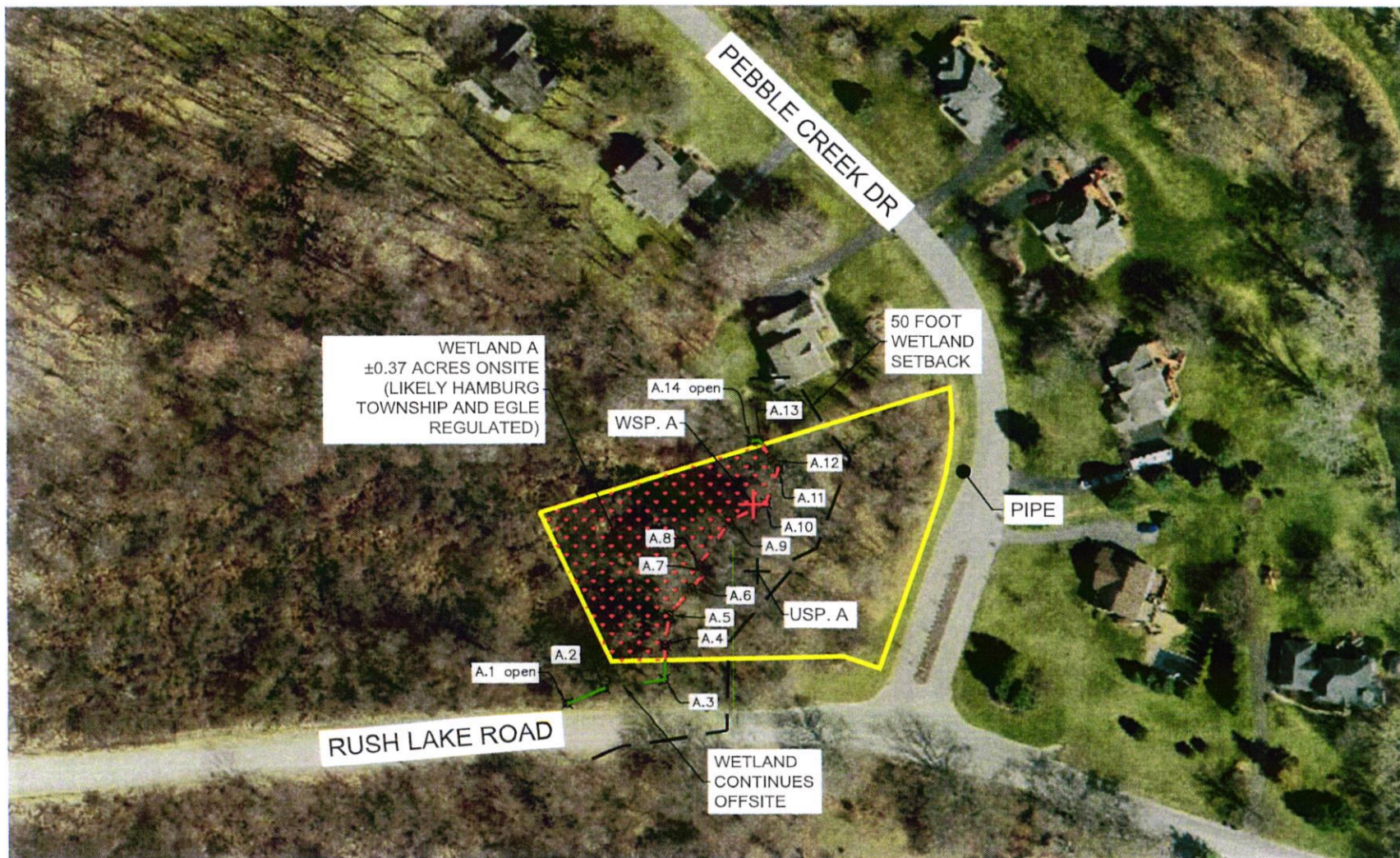
Sincerely,

Marx Wetlands LLC



Bryana J. Guevara, Principal Member
Professional Wetland Scientist #2949
ISA Certified Arborist #MI-4240A
Certified Ecologist, Society of Ecological Society

Enclosure 1- Wetland Delineation Map (Marx Wetlands LLC 2025)
Enclosure 2- Site Plan



LEGEND

- ONSITE EXISTING WETLAND
- ASSESSMENT BOUNDARY (1.08 ACRES)
- OFFSITE EXISTING WETLAND
- WETLAND BUFFER
- EXISTING LAKE
- UPLAND SAMPLE POINT
- WETLAND SAMPLE POINT

NOTE: THIS MAP DEPICTS THE APPROXIMATE WETLAND BOUNDARIES WITHIN THE PROPERTY AS DELINEATED BY MARX WETLANDS LLC ON JULY 2, 2025. PLEASE NOTE THAT MICHIGAN'S DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) MAKES THE FINAL DETERMINATIONS OF JURISDICTION OVER REGULATED WETLANDS, STREAMS, LAKES, AND FLOODPLAINS IN THE STATE OF MICHIGAN. IN SOME CASES, WETLANDS MAY BE SUBJECT TO LOCAL ORDINANCES AND/OR FEDERAL REVIEW. ALSO NOTE: THIS PROPERTY HAS NOT BEEN SURVEYED. THE BOUNDARY LINES SHOWN, ALONG WITH AERIAL PHOTOGRAPHY, ARE APPROXIMATE GRAPHICAL REPRESENTATIONS ONLY.

NOT FOR CONSTRUCTION

MARX WETLANDS LLC

9861 HIGHMEADOW DR
YPSILANTI, MICHIGAN 48198



SECTION: 17

TOWN 01 NORTH, RANGE 05 EAST

HAMBURG TOWNSHIP

LIVINGSTON COUNTY, MICHIGAN

CLIENT: MR. BRETT RAMSAY

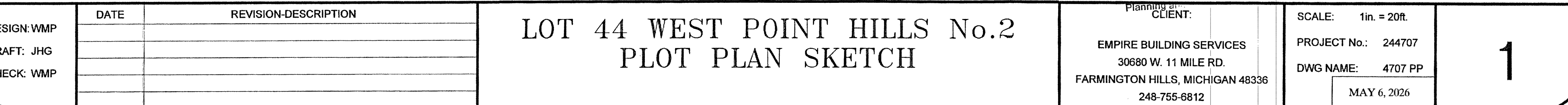
PEBBLE CREEK (LOT 44)

WETLAND DELINEATION MAP

REVISIONS:

DATE: JULY 3, 2025

SHEET NO.
01





Zoning Board of Appeals Staff Report



TO: Zoning Board of Appeals
(ZBA)

FROM: David Rohr

HEARING DATE: June 10, 2026

SUBJECT: ZBA 26-0004

PROJECT Roof modification

SITE: 9704 Kress Rd.
TID 4715-21-405-016

OWNER: Kress Holdings LLC.

APPLICANT:

PROJECT: Variance application to permit roof modification of existing nonconforming structure. Variance request:

- Front setback of **18.6 feet** rather than 25 ft required, per section 36-171(G)

ZONING: (NS) Neighborhood Service

Project Description

Variance application to permit roof modification of existing nonconforming structure. Variance request:

- Front setback of **18.6 feet** rather than 25 ft required, per section 36-171(G)

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 existing commercial structure is nonconforming. This property received a similar variance from the ZBA in December 2022. Staff supports the request for variance.

- 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.

- 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 request is not likely to be materially detrimental to the public welfare or materially injurious to the property or improvements in the district. The footprint of the structure is not changing.

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

Granting this variance will not adversely affect the 2020 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.

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 Neighborhood Service. 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 roof modification will have minimal impact on the surrounding properties. Staff believes the proposed roof modification is reasonable 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 to permit roof modification of existing nonconforming structure. Variance request:

- Front setback of **18.6 feet** rather than 25 ft required, per section 36-171(G)

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 to permit roof modification of existing nonconforming structure. Variance request:

- Front setback of **18.6 feet** rather than 25 ft required, per section 36-171(G)

The variance does not meet variance standards 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 26-0004FAX 810-231-4295
PHONE 810-231-1000P.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: _____
2. Tax ID #: 15- 21405016 Subdivision: Shan-gri-la subax no 4 Lot No.: _____
3. Address of Subject Property: 9704 Kress Rd.
4. Property Owner: 9704 Kress Holdings LLC Phone: (H) _____
 Email Address: _____ (W) _____
 Street: 16617 Riverside St City Livonia State MI
5. Appellant (If different than owner): _____ Phone: (H) _____
 E-mail Address: _____ (W) _____
 Street: _____ City _____ State _____
6. Year Property was Acquired: 2025 Zoning District: ns Flood Plain _____
7. Size of Lot: Front _____ Rear _____ Side 1 _____ Side 2 _____ Sq. Ft. _____
11. Dimensions of Existing Structure (s) 1st Floor _____ 2nd Floor _____ Garage _____
12. Dimensions of Proposed Structure (s) 1st Floor _____ 2nd Floor _____ Garage _____
13. Present Use of Property: Vacant commercial (previous liquor store)
14. Percentage of Existing Structure (s) to be demolished, if any 10 %
15. Has there been any past variances on this property? Yes ☒ No _____
 previously approved for a second story addition by prior owner. Approval was not exercised and variance has expired
16. If so, state case # and resolution of variance application _____
17. Please indicate the type of variance or zoning ordinance interpretation requested:
Side (street side) setback variance to allow roof modification of
existing nonconforming structure (18.6 ft existing vs. 25ft required).

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 existing structure is a lawfully established building that predates current zoning regulations and is located 18.6 ft from the street, where 25 feet is required. This creates a unique condition specific to this property that limits compliance with the current setback requirements.

- 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.

Variance is necessary to allow reasonable improvement to a long time vacant building that is in need of much repair. The proposed roof raising will improve visual appeal, functionality and usability of the building. Request is to maintain and upgrade the structure for continued use.

- 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.

The proposed work will not expand the footprint of the building or further encroach into required setback. The modification is vertical only by a few feet and will not negatively impact visibility, traffic safety, or neighboring properties.

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

The project is consistent with the Townships master plan, as it maintains and improves an existing structure without altering the character of the area.

- 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.

The condition requiring the variance is specific to this property due to the existing structure placement and is not common throughout the district.

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

The variance request is limited to setback relief for an existing structure. The proposed use of the building as a restaurant and golf simulator is permitted.

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

The variance requested is the minimum necessary to allow the proposed roof modification. No expansion of the building footprint is proposed, and the existing setback will not be further reduced.

• 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.

• 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).

April Wood, 05/03/2026
Owner's Signature Date

_____, _____
Appellant's Signature Date

VARIANCE (ZBA) APPLICATION CHECKLIST:

Eight (8) sets of plans must be submitted. The sets are for the individual use of the Zoning Board members and for the Township's records. None will be returned to you. The Land Use Permit will not be released until three (3) final construction blueprints and three (3) copies of your site plan are submitted which have been prepared according to the variances granted and conditions imposed at the appeals meeting.

☐ **Zoning Board of Appeals Application Form**

☐ **Site (plot) Plan with the following information:**

- ☐ Location and width of road(s) and jurisdiction (public or private road).
- ☐ Location and dimensions of existing/proposed construction.
- ☐ Dimensions, designation, and heights of existing structures on property clearly marked.
- ☐ Dimensions of property (lot lines).
- ☐ Location and dimensions of required setbacks.
- ☐ Measurement from each side of existing and proposed structure to the property lines.
- ☐ All easements.
- ☐ Any bodies of water (lake, stream, river, or canal) with water body name.
- ☐ Distance proposed structure and existing structures are from any body of water.
- ☐ Septic tank and field, sewer (grinder pump), and water well.
- ☐ All areas requiring variances clearly marked with dimensions and amount of variance requested.
- ☐ Any outstanding topographic features that should be considered (hills, drop-offs, trees, boulders, etc.)
- ☐ Any other information which you may feel is pertinent to your appeal.
- ☐ If the variance is to a setback requirement a licensed professional stamp shall be on the site plan.

☐ **Preliminary sketch plans:**

a) Elevation plans:

- ☐ Existing and proposed grade
- ☐ Finished floor elevations
- ☐ Plate height
- ☐ Building height
- ☐ Roof pitch

b) Floor plans:

- ☐ Dimension of exterior walls
- ☐ Label rooms
- ☐ Clearly identify work to be done
- ☐ Location of floor above and floor below

c) All other plans you may need to depict the variance you're requesting (surveys, grading plans, drainage plans, elevation certificates, topographical surveys, etc.)

☐ **Proof of Ownership:** Include one of the following:

- a) Warranty Deed – showing title transaction bearing Livingston County Register of Deeds stamps, OR
- b) Notarized letter of authorization from seller of property giving the purchaser authorization to sign a Land Use Permit.

VARIANCE PROCESS:**Once a project is submitted:**

The Zoning Administrator will review your submittal to make sure you have submitted a complete set of project plans (1 week if complete).

Once the project has been deemed complete by the Zoning Administrator:

The project will be scheduled for a Zoning Board of Appeals (ZBA) hearing. ZBA hearings are held the second Wednesday of each month. Your project will need to be deemed complete by the Zoning Administrator a minimum of three (3) weeks prior to a hearing in order to be scheduled for that hearing.

Once the project has been scheduled for a ZBA hearing:

All property owners within a three hundred (300) foot radius of the subject property shall be notified if the date and time of the public hearing on your variance request and the basic nature of your proposed project and variances being requested, and the owner's name and address of the subject property. Notices will be sent on or before fifteen (15) days prior to the date of the hearing.

A public hearing notice stating all appeals for a given date will be published in the Tuesday edition of the Livingston County Daily Press & Argus fifteen (15) days prior to the date of the hearing.

At the ZBA meeting/hearing:

- You and/or your representative (Lawyer, builder, contractor, relative, friend, etc.) must attend.
- Variance requests/appeals are taken in order of submission.
- Unless your variance request/appeal is tabled due to lack of information, insufficiency of drawings, etc., you will know the disposition of the appeal at the meeting before you leave.
- ***No Land Use Permits will be available for pick up on the night of the meeting, so please do not ask the Zoning Administrator for them that night. You may bring the requirements for the Land Use Permit to the Township Zoning Department on the next business day.***
- In the event that the Zoning Board of Appeals **does not grant** your variance request there will be **no refund** of the filing fee, as it pays for administration costs, the member's reviewing and meeting time, and noticing costs in the newspaper and for postage.
- Rehearing requests may be charged \$200.00 for postage and newspaper costs in addition to the original \$500.00 charge, at the discretion of the Zoning Board of Appeals.

Once the project has been approved:

You will need to submit a completed Land Use Permit, three (3) sets of your final construction plans and three (3) copies of your site plan from which your project will actually be constructed, before your Land Use Permit will be released. If the Board has made special conditions, they must be met before your Land Use Permit will be released.

If the project is denied:

Section 6.8 (C) of the Hamburg Township Zoning Ordinance states that a one (1) year period must elapse before a rehearing of the appeal "except on grounds of newly-discovered evidence or proof of changed conditions found upon inspection of the Zoning Board of Appeals to be valid."

Section 6.8 (E) of the Zoning Ordinance governs appeals to Circuit Court. If you desire to appeal the decision of the Zoning Board of Appeals, you need to contact your attorney for filing appeals to Circuit Court.

VARIANCE STANDARDS:

Variance: (*definition*) A modification of the literal provisions of the zoning ordinance granted when strict enforcement would cause undue hardship due to circumstances unique to the individual property for which the variance is granted.

Section 6.5 (C) & (D) of the Township Zoning Ordinance:

- A.** Where, owing to special conditions, a literal enforcement of the provisions of this Zoning Ordinance would involve practical difficulties, the Zoning Board of Appeals shall have power upon appeal in specific cases to authorize such variation or modification of the provisions of this Zoning Ordinance with such conditions and safeguards as it may determine, as may be in harmony with the spirit of this Zoning Ordinance and so that public safety and welfare be secured and substantial justice done. No such variance or modification of the provisions of this Zoning Ordinance shall be granted unless it appears that, at a minimum, the applicant has proven a practical difficulty and that all the following facts and conditions exist:
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.
 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.
 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.
 4. That the granting of such variance will not adversely affect the purpose or objectives of the master plan of the Township.
 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.
 6. Granting the variance shall not permit the establishment with a district of any use which is not permitted by right within the district.
 7. The requested variance is the minimum necessary to permit reasonable use of the land.
- B.** For the purpose of the above, a “practical difficulty” exists on the subject land 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), and the applicant has proven all of the standards set forth in Section 6.5 (C) (1) through (7). Demonstration of practical difficulty shall focus on the subject property or use of the subject property, and not on the applicant personally.
- C.** In consideration of all appeals and all proposed variations to this Zoning Ordinance, the Zoning Board of Appeals shall, before making any variations from this Zoning Ordinance in a specific case, determine that the standards set forth above have been met, and that the proposed variation will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, or welfare of the inhabitants of the Township.

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.

Jan 15, 2026 Jennifer M. Nash, Treasurer By GL 30533

2025 TAX NOT AVAILABLE FOR EXAMINATION

2026R-001131 Item 2.

RECORDED ON

01/16/2026 08:31:12 AM

BRANDON DENBY

REGISTER OF DEEDS

LIVINGSTON COUNTY, MI 48843

RECORDING: 26.00

REMON: 4.00

PAGES: 3

Received eRecord 1/15/2026 at 03:30 PM
LivCo, MI ROD by ks

WARRANTY DEED
2025-116771

Reputation First Title Agency, LLC

The Grantor, D & G Real Estate, LLC a/k/a D & G Real Estates, LLC, a Michigan Limited Liability Company
by David Wooley and Gary Was, its members

whose address is 319 East Michigan Avenue, Saline, MI 48176

convey and warrant to 9704 Kress Holdings LLC, a Michigan Limited Liability Company

whose address is 16617 Riverside Drive, Livonia, MI 48154

the following described premises situated in the State of Michigan, to wit:

Land situated in the Township of Hamburg, County of Livingston, State of Michigan, described as follows:

Part of Outlot D, SHAN-GRI-LA SUB'N ANNEXT NO. 4, according to the plat thereof as recorded in Liber 7 of Plats, Page 28, Livingston County Records; described as: Beginning at the Southeast corner of said Outlot D; thence North 58 degrees, 58 minutes, 17 seconds West, 119.05 feet; thence North 37 degrees, 30 minutes, 00 seconds East, 186.85 feet; thence South 51 degrees, 01 minutes, 00 seconds East, 98 feet along the Southerly right-of-way line of Shan-Gri-La Drive; thence South 30 degrees, 43 minutes, 00 seconds West 172.10 feet along the Westerly right of way of Kress Road to the point of beginning.

Tax Parcel No: 4715-21-405-016

Common Address: 9704 Kress Rd, Pinckney, MI 48169

for the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$175,000.00).

Subject to easements, reservations and restrictions of record

The Grantor grants to the Grantee the right to make (All available) divisions under section 108 of the land division act, Act 288 of the Public Act of 1967 (If no number is inserted, the right to make divisions under Section 108(2), (3) and (4) stays with the remainder of the parent tract or parent parcel retained by the grantor). If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated: December 31, 2025



WARRANTY DEED
2025-116771

Reputation First Title Agency, LLC

Signed and Sealed:

D & G Real Estate, LLC a/k/a D & G Real Estates, LLC, a
 Michigan Limited Liability Company

By: Gary Was 12/30/2025
 Gary Was, Member

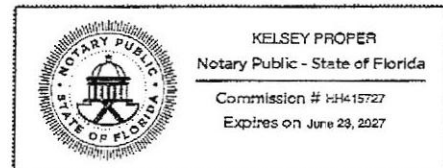
STATE OF Florida
 COUNTY OF Broward

Acknowledged before me in Broward County, Florida, on this 30 day of December, 2025 by Gary Was, Member
 of D & G Real Estate, LLC a/k/a D & G Real Estates, LLC, a Michigan Limited Liability Company

Kelsey Proper
 Notary Public Signature

Kelsey Proper
 Notary Name

Notary public, State of Florida, COUNTY OF Broward
 My Commission Expires: 06/28/2027



Notarized remotely online using communication technology via Proof.

Driver License produced for ID.

WARRANTY DEED
2025-116771

Reputation First Title Agency, LLC

Signed and Sealed:

D & G Real Estate, LLC a/k/a D & G Real Estates, LLC, a
 Michigan Limited Liability Company

By: David Woolley Member
 David Woolley, Member

STATE OF MICHIGAN
 COUNTY OF WAYNE

Acknowledged before me in WAYNE County, Michigan, on this 31st day of December, 2025 by David Woolley, Member of D & G Real Estate, LLC a/k/a D & G Real Estates, LLC, a Michigan Limited Liability Company

Alexander Malinowski
 Notary Public Signature

Alexander Malinowski
 Notary Name

Notary public, State of Michigan, COUNTY OF WAYNE
 My Commission Expires: 11/9/2029

ALEXANDER MALINOWSKI
 Notary Public, State of Michigan
 County of Wayne
 My Commission Expires: Nov. 9, 2029
 Acting in the County of: WAYNE

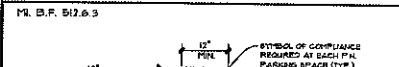
Drafted by:

David Woolley
 319 East Michigan Avenue
 Saline, MI 48176

When recorded, return to:

April Wood
 16617 Riverside Drive
 Livonia, MI 48154

Recording Fee: \$35.00
 State Transfer Tax: \$1,312.50
 County Transfer Tax: \$192.50

P.H. PARKING SIGNS: 	AERIAL MAP: NO SCALE 	PROJECT DATA: PROJECT NAME: SHOTZ GOLF SIMULATOR APPLICANT / PROPERTY OWNER INFO: TIMOTHY WOODS 5184 KRESS RD. PINKNEY, TX 48169 ARCHITECT INFO: DESIGNSTRUCT, P.C. ROBERT A.L. WILLIAMS R.A. LICENSE # 1361013200 23611 JOHN R ROAD HAZEL PARK, TX 48030 248-241-3400 PARCEL NO: 15-21-405-016 BLDG. AREA: 7,306 SQ. FT. USE ZONING: (NB) NEIGHBORHOOD SERVICE SITE AREA: 10,369 SQ. FT. (0.44 ACRES) BLDG. HEIGHT: 22'-0 1/2" (9'-0" MAX) CONSTRUCTION TYPE: 3-B PROJECT USE: GOLF SIMULATOR THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THIS PROJECT IS ARCHITECT ROBERT A.L. WILLIAMS, 1020 ROSINA AVE., BERKLEY, MI 48007, 248-358-0469. STATE OF MICHIGAN ARCHITECTURAL REGISTRATION NUMBER 1361013200 IS PAID AND VALID THROUGH 03/23/21.	PARKING CALCULATIONS: OFF STREET PARKING 70% BASED ON CONSUMPTION INSIDE BUILDING OF ALCOHOL, FOOD, OR REFRESHMENTS: PER TABLE 36-334-1) ONE PARKING SPACE FOR EACH (4) FOUR-PATRON SEAT, PLUS (1) ONE PARKING SPACE FOR EACH (2) TWO EMPLOYEES. SEATING: 8 SPACES OFFICE: 2 SPACES NUMBER OF SPACES PROVIDED: 10 SPACES INCLUDING (2) ACCESSIBLE SPACES	LEGAL DESCRIPTION: PART OF OUTLOT D "SHAN-DE-LA BIRDVISION, ANNEX NO. 4" OF PART OF THE 60' 1/4 OF SECTION 21, T.1N., R.3E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT THE S.E. CORNER OF OUTLOT D; THENCE S89°15'00" E, 187.14 FEET TO THE SOUTH LINE OF SAID OUTLOT D; THENCE S17°38'38" E, 187.14 FEET TO THE NORTH LINE OF SAID OUTLOT D; THENCE S89°10'00" E, 187.14 FEET TO THE NORTH LINE OF SAID OUTLOT D; THENCE S89°10'00" E, 187.14 FEET TO THE NORTH LINE, 58.00 FEET TO THE N.E. CORNER OF SAID OUTLOT D; THENCE S89°15'00" E, 187.14 FEET TO THE N.E. CORNER OF SAID OUTLOT D, 172.10 FEET TO THE POINT OF BEGINNING. CONTAINING 0.44 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.															
PLANT LIST:  <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>SYMBOL</th> <th>COMMON NAME</th> <th>BOTANICAL NAME</th> <th>SIZE</th> </tr> </thead> <tbody> <tr> <td colspan="5">PERENNIALS</td> </tr> <tr> <td>22</td> <td>HSD</td> <td>Stella D'Oro Daylily</td> <td>HEMMEROCALIS 'STELLA D'ORO'</td> <td>#1 CONT., 15 inch O.C.</td> </tr> </tbody> </table>		NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	PERENNIALS					22	HSD	Stella D'Oro Daylily	HEMMEROCALIS 'STELLA D'ORO'	#1 CONT., 15 inch O.C.	NOTE: TOP OF PLANT ROOT BALL SHOULD BE 1/4" ABOVE FINISH GRADE 		
NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE															
PERENNIALS																			
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PLANT LIST: 				NOTE
NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
PERENNIALS				TOP OF PLANT ROOT BALL SHOULD BE 1/4" ABOVE FINISH GRADE
22	HSD	Stella D'Oro Daylily	HEMMEROCALIS 'STELLA D'ORC'	#1 CONT., 15 inch O.C.
SHRUBS				
11	SAW	Boxwood Shrub	BUXUS SEMPERVIRENS	#3 CONT., 36 in O.C., Plant in Row

SHRUB PLANTING DETAIL:

PLANT AT ROOT FLARE

SHREDDED BARK MULCH, 6" DEPTH

REMOVE TOP 1/3 OF BURLAP & METAL BASKET AND/OR ALL PLASTIC, CUT & REMOVE ALL NYLON CORD

FINISHED GRADE OF PARKING AREA

PLANT MIXTURE AS BACKFILL, WATER & TAMP TO REMOVE AIR POCKETS. HOLD DOWN 4" MIN. FROM TOP OF FINISH GRADE OF CURB OR PATIO, TYP.

UNDISTURBED EARTH

PERENNIAL PLANTING DETAIL:

SHREDDED BARK MULCH, 6" DEPTH

6" DEEP CUT @ A 60° ANGLE

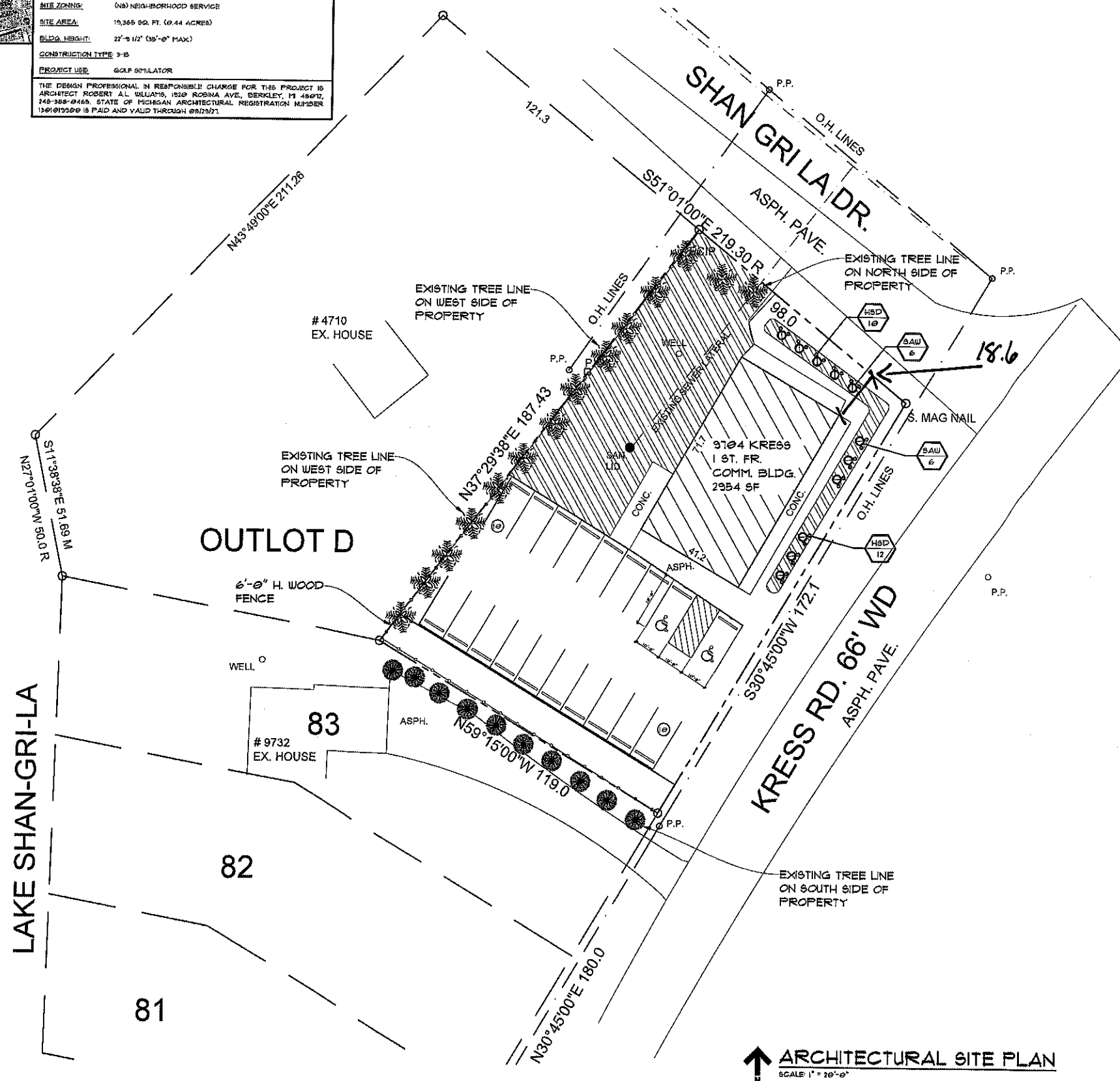
FINISHED GRADE

PLANT SOIL MIX BACKFILL W/ TOP SOIL SOIL, CANADIAN PEAT AND ROOT STIMULATOR, WATER UPON PLANTING

REMOVE ALL POT AND ALL PLASTIC

UNDISTURBED EARTH

18" BETWEEN ROOT BALL, MIN. TYP.



☒	PRELIMINARY	05/12/2020
☐	CLIENT REVIEW	
☐	BIDDING	
☒	PERMIT	05/13/2020
☐	CONSTRUCTION	
☐	REVISIONS	

SEND A COPY OF ALL
CORRESPONDENCE TO THE
ARCHITECT
ROBERT A.L. WILLIAMS R.A.
1920 ROBINA AVENUE
BERKLEY, MICHIGAN 48072 &
McCANN-DUMONT & ASSOC. INC.
23617 JOHN R. ROAD
HAZEL PARK, MICHIGAN 48030
(248) 547-3400
(ALL PHONE CALLS TO M.D. & A.)

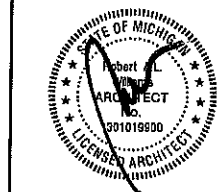
R.W.
ARCHITECT
ROBERT A.L. WILLIAMS R.A.
1920 ROBINA AVE.
BERKLEY, MICH. 48072
(248) 547-3400



DESIGN • CONSTRUCTION • MANAGEMENT
 23617 JOHN R ROAD
 HAZEL PARK, MICHIGAN 48030
 (248) 547-1500

PROJECT-LOCATION
SHOTZ GOLF
SIMULATOR
9704 KRESS RD.
PINCKNEY, MI 48169

DRAWING TITLE:
ARCHITECTURAL SITE PLAN



DRAWN
CHECKED
APPROVED

RZ
SCD/JWM
SCD/JWM

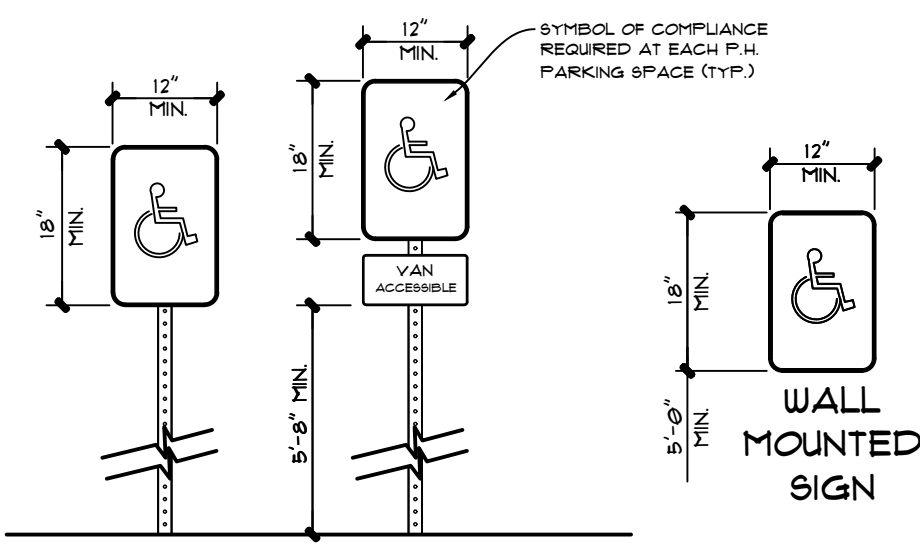
DO NOT SCALE THIS PRINT
USE FIGURED DIMENSIONS ONLY

PROJECT NUMBER
SHEET NUMBER

D13181125
A6--

P.H. PARKING SIGNS:

M. B.F. 512.6.3

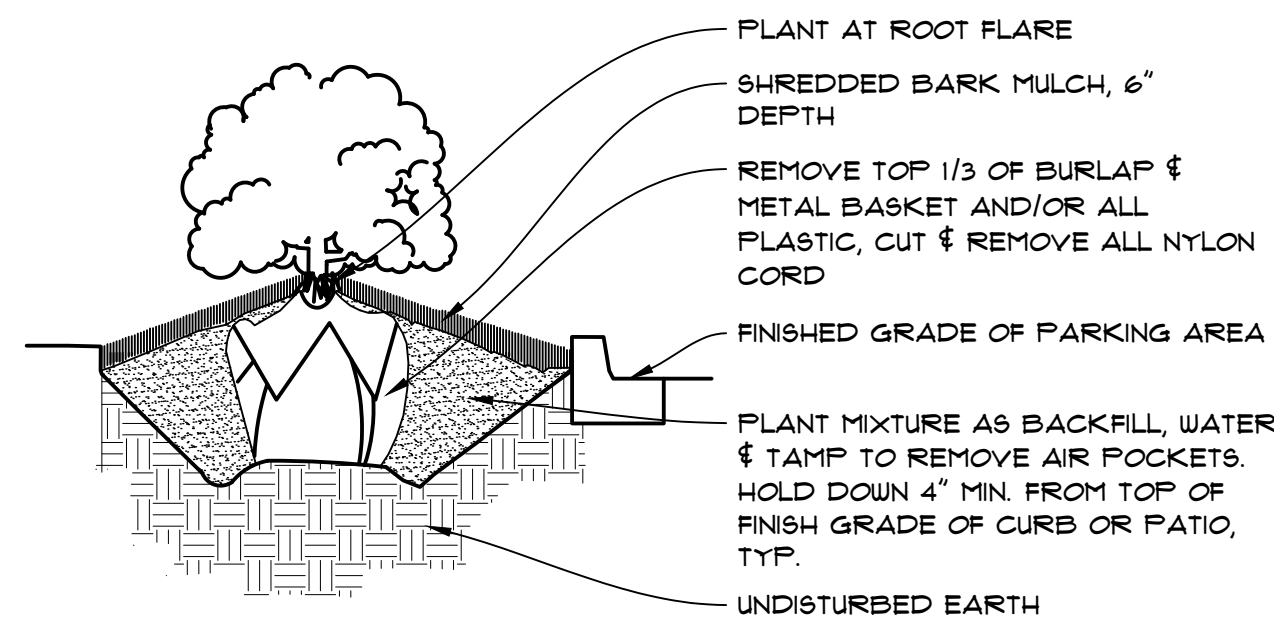


PLANT LIST:

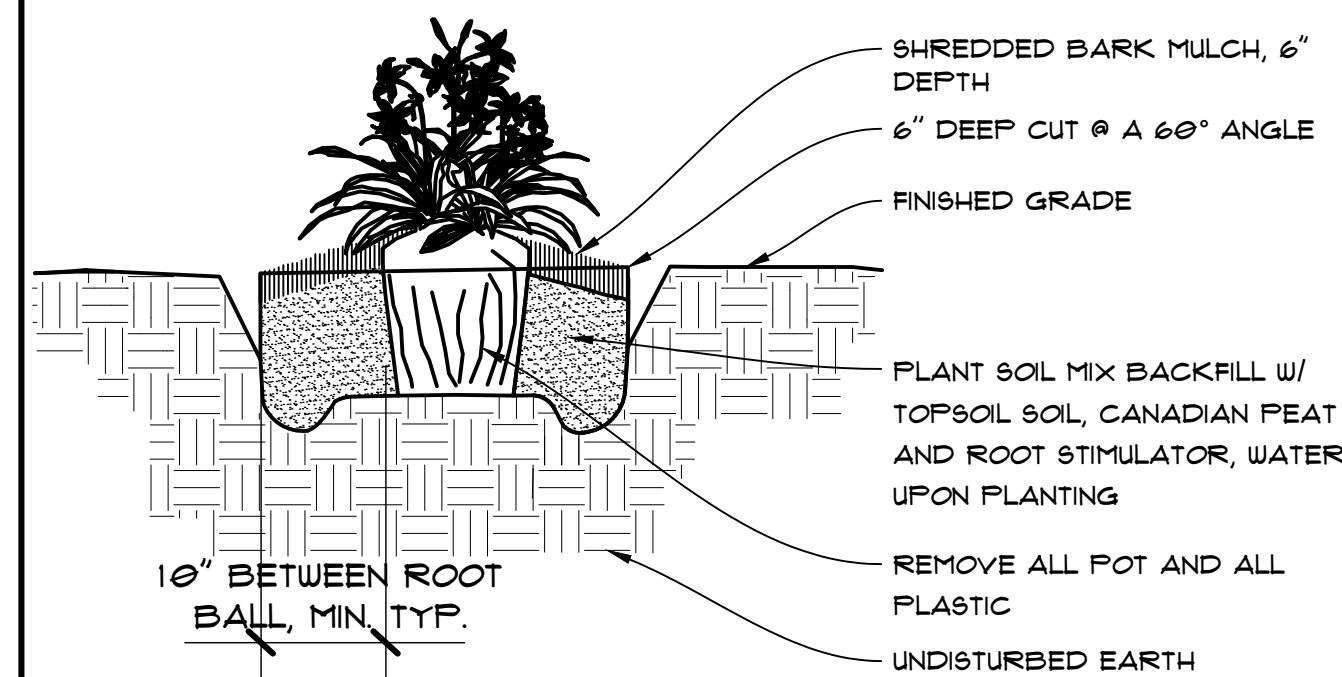
NOTE:
TOP OF PLANT ROOT BALL SHOULD
BE 1/4 ABOVE FINISH GRADE

NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
PERENNIALS				
22	HSD	Stella D'Oro Daylily	HEMMEROCALIS 'STELLA D'ORO'	#1 CONT., 15 inch O.C.
SHRUBS				
11	SAW	Boxwood Shrub	BUXUS SEMPERVIRENS	#3 CONT., 36 in O.C., Plant in Row

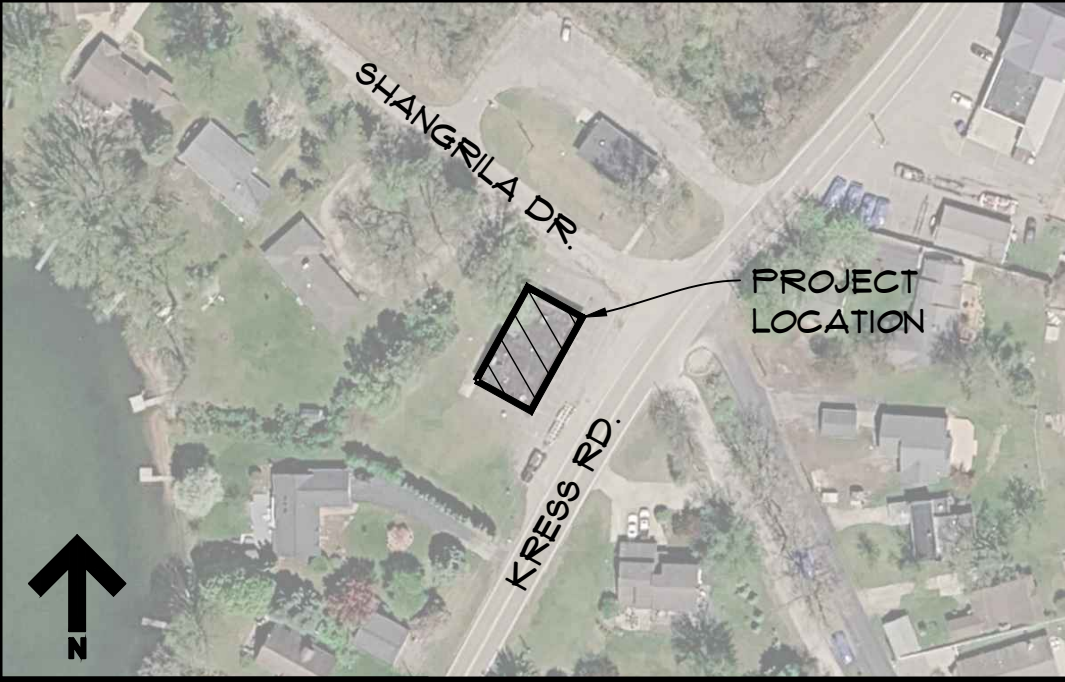
SHRUB PLANTING DETAIL:



PERENNIAL PLANTING DETAIL:



AERIAL MAP: NO SCALE



PROJECT DATA:

PROJECT NAME: SHOTZ GOLF SIMULATOR

APPLICANT / PROPERTY OWNER INFO:

TIMOTHY WOODS
9104 KRESS RD.
PINCKNEY, MI, 48169ARCHITECT INFO:
DESIGNSTRUCT, INC.
ROBERT A.L. WILLIAMS R.A.
LICENSE # 1301019900
23617 JOHN R. ROAD
HAZEL PARK, MI 48030
248-547-3400

PARCEL NO. 15-21-405-016

BLDG. AREA: 2,906 SQ. FT.

SITE ZONING: (NB) NEIGHBORHOOD SERVICE

SITE AREA: 19,365 SQ. FT. (0.44 ACRES)

BLDG. HEIGHT: 22'-3 1/2" (35'-0" MAX.)

CONSTRUCTION TYPE: 3-B

PROJECT USE: GOLF SIMULATOR

THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THIS PROJECT IS
ARCHITECT ROBERT A.L. WILLIAMS, 1920 ROBINA AVE, BERKLEY, MI 48072,
248-388-0465. STATE OF MICHIGAN ARCHITECTURAL REGISTRATION NUMBER
1301019900 IS PAID AND VALID THROUGH 08/29/21

PARKING CALCULATIONS:

OFF STREET PARKING

20. SALE & CONSUMPTION INSIDE BUILDING OF ALCOHOL, FOOD, OR REFRESHMENTS:

PER TABLE 36-334: (1) ONE PARKING SPACE FOR EACH (4) FOUR-PATRON SEAT,
PLUS (1) ONE PARKING SPACE FOR EACH (2) TWO EMPLOYEES.

SEATING: 8 SPACES

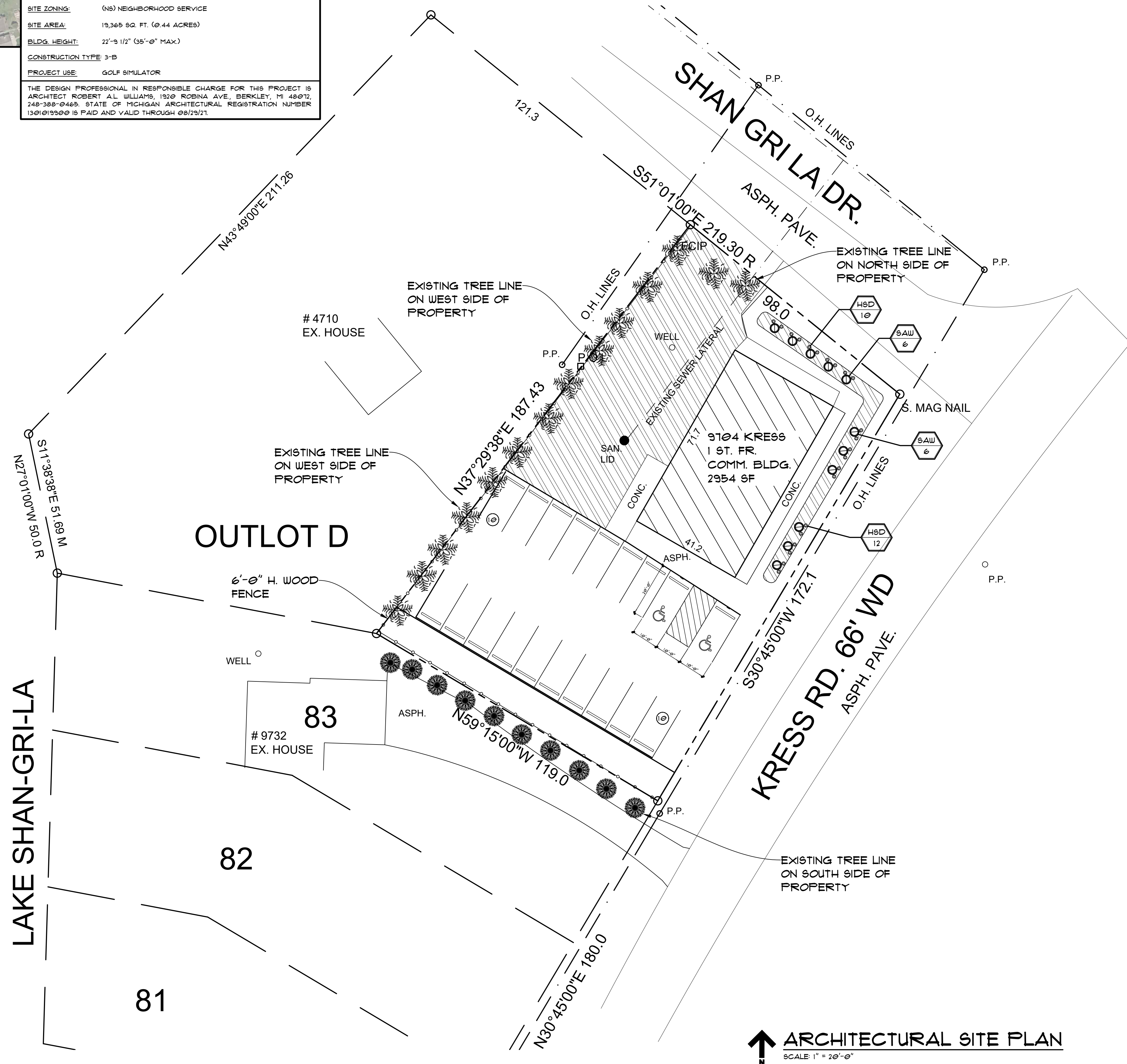
OFFICE: 2 SPACES

NUMBER OF SPACES PROVIDED: (20) SPACES INCLUDING (2) ACCESSIBLE SPACES

LEGAL DESCRIPTION:

PART OF OUTLOT D "SHAN-GRI-LA SUBDIVISION, ANNEX NO. 4" OF PART OF THE S.E.
1/4 OF SECTION 21, T.1N., R.5E., HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN,
DESCRIBED AS: BEGINNING AT THE S.E. CORNER OF OUTLOT D; THENCE N59°15'00"W,
ALONG THE SOUTH LINE OF SAID OUTLOT D, 119.00 FEET; THENCE N31°33'38"E, 181.43
FEET TO THE NORTH LINE OF SAID OUTLOT D; THENCE S81°01'00"E, ALONG SAID
NORTH LINE, 98.00 FEET TO THE N.E. CORNER OF SAID OUTLOT D; THENCE
S30°45'00"W, ALONG THE EAST LINE OF SAID OUTLOT D, 172.10 FEET TO THE POINT OF
BEGINNING.
CONTAINING 0.44 ACRES OF LAND MORE OR LESS.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.



- ☒ PRELIMINARY 05/12/2026
- ☐ CLIENT REVIEW
- ☐ BIDDING
- ☒ PERMIT 05/13/2026
- ☐ CONSTRUCTION
- ☐ REVISIONS

SEND A COPY OF ALL
CORRESPONDENCE TO THE
ARCHITECT:
ROBERT A.L. WILLIAMS R.A.
1920 ROBINA AVENUE
BERKLEY, MICHIGAN 48072 &
McCANN-DUMONT & ASSOC. INC.
23617 JOHN R. ROAD
HAZEL PARK, MICHIGAN 48030
(248) 547-3400
(ALL PHONE CALLS TO M.D. & A.)

R.W. ARCHITECT
ROBERT A.L. WILLIAMS R.A.

1920 ROBINA AVE.
BERKLEY, MICH. 48072

(248) 547-3400

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OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC
WRITTEN PERMISSION OF DESIGNSTRUCT, INC.

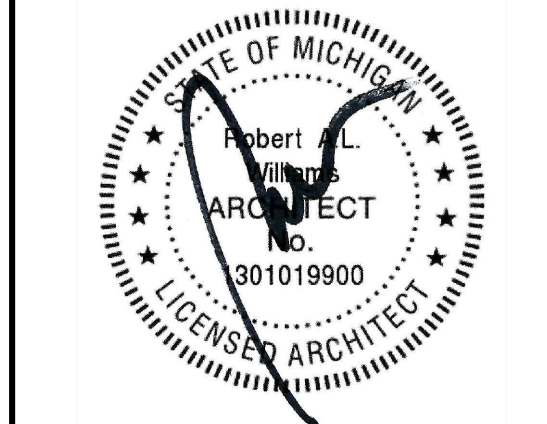


DESIGN = CONSTRUCTION = MANAGEMENT
23617 JOHN R ROAD
HAZEL PARK, MICHIGAN 48030
(248) 547-1500

PROJECT LOCATION
**SHOTZ GOLF
SIMULATOR**

9104 KRESS RD.
PINCKNEY, MI 48169

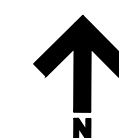
DRAWING TITLE:
ARCHITECTURAL SITE PLAN



DRAWN: RZ
CHECKED: SCD/JWM
APPROVED: SCD/JWM

DO NOT SCALE THIS PRINT
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PROJECT NUMBER: D13151125
SHEET NUMBER: AS-1

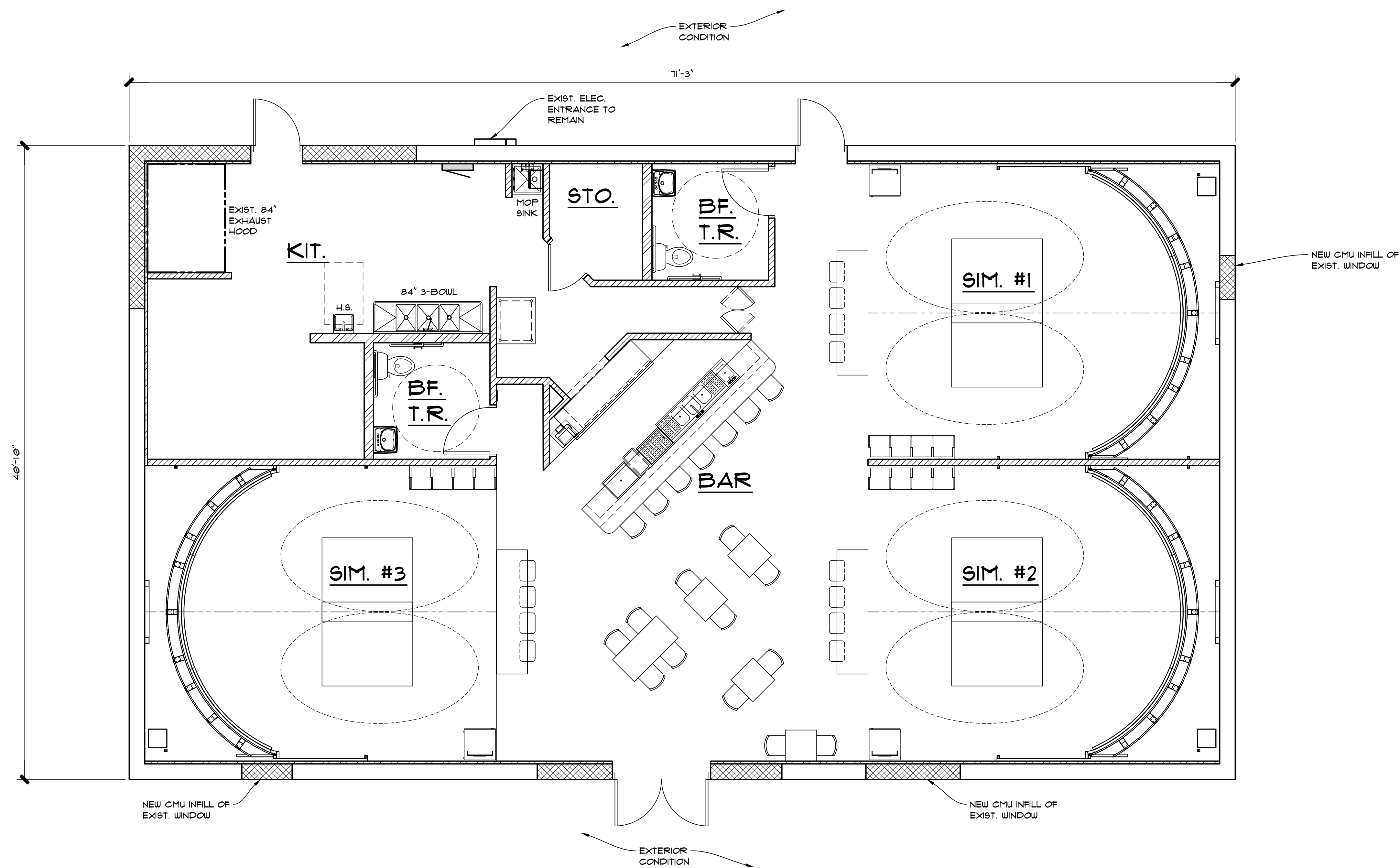


ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

CONSTRUCTION LEGEND:

	INDICATES EXISTING WALLS TO REMAIN, PATCH AND REPAIR AS REQUIRED
	NEW 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" TYPE X FIRE CODE GYP. BD. BOTH SIDES.
	NEW 1 5/8" METAL STUDS AT 16" O.C. WITH 5/8" TYPE X FIRE CODE GYP. ONE SIDE, AND RIGID INSULATION IN THE CAVITY (TYP.)
	NEW 6" METAL STUDS AT 16" O.C. WITH 5/8" TYPE X FIRE CODE GYP. BD. BOTH SIDES.
	NEW 12" CMU BLOCK WALL CONSTRUCTION



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

☒ PRELIMINARY	05/12/2026
☐ CLIENT REVIEW	
☐ BIDDING	
☒ PERMIT	05/13/2026
☐ CONSTRUCTION	
☐ REVISIONS	

SEND A COPY OF ALL
CORRESPONDENCE TO THE
ARCHITECT:
ROBERT A.L. WILLIAMS R.A.
1920 ROBINA AVENUE
BERKLEY, MICHIGAN 48072 &
McCANN-DUMONT & ASSOC. INC.
23617 JOHN R. ROAD
HAZEL PARK, MICHIGAN 48030
(248) 547-3400
(ALL PHONE CALLS TO M.D. & A.)

**R.W.
ARCHITECT**
ROBERT A.L. WILLIAMS R.A.

1920 ROBINA AVE.
BERKLEY, MICH. 48072

(248) 547-3400

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(248) 547-1500

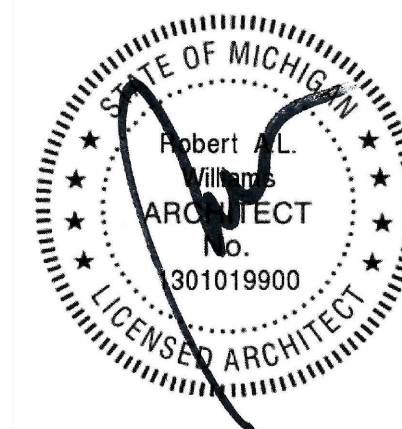
PROJECT LOCATION

**SHOTZ GOLF
SIMULATOR**

9104 KRESS RD.
PINCKNEY, MI 48169

DRAWING TITLE:

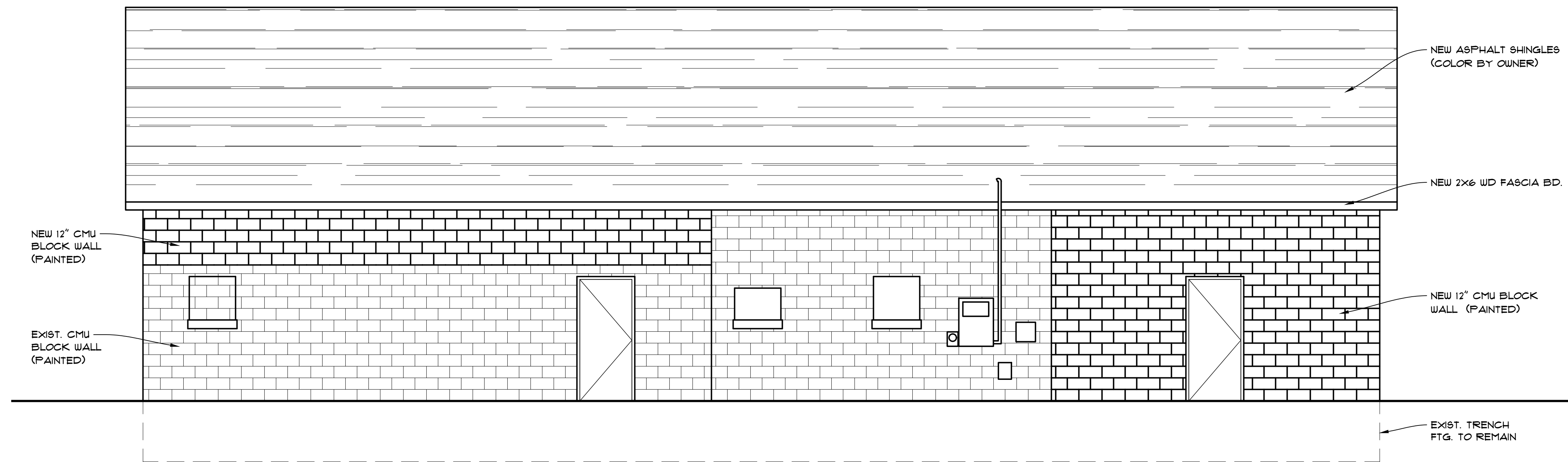
**ARCHITECTURAL FLOOR
PLAN**



DRAWN	RZ
CHECKED	SCD/JWM
APPROVED	SCD/JWM

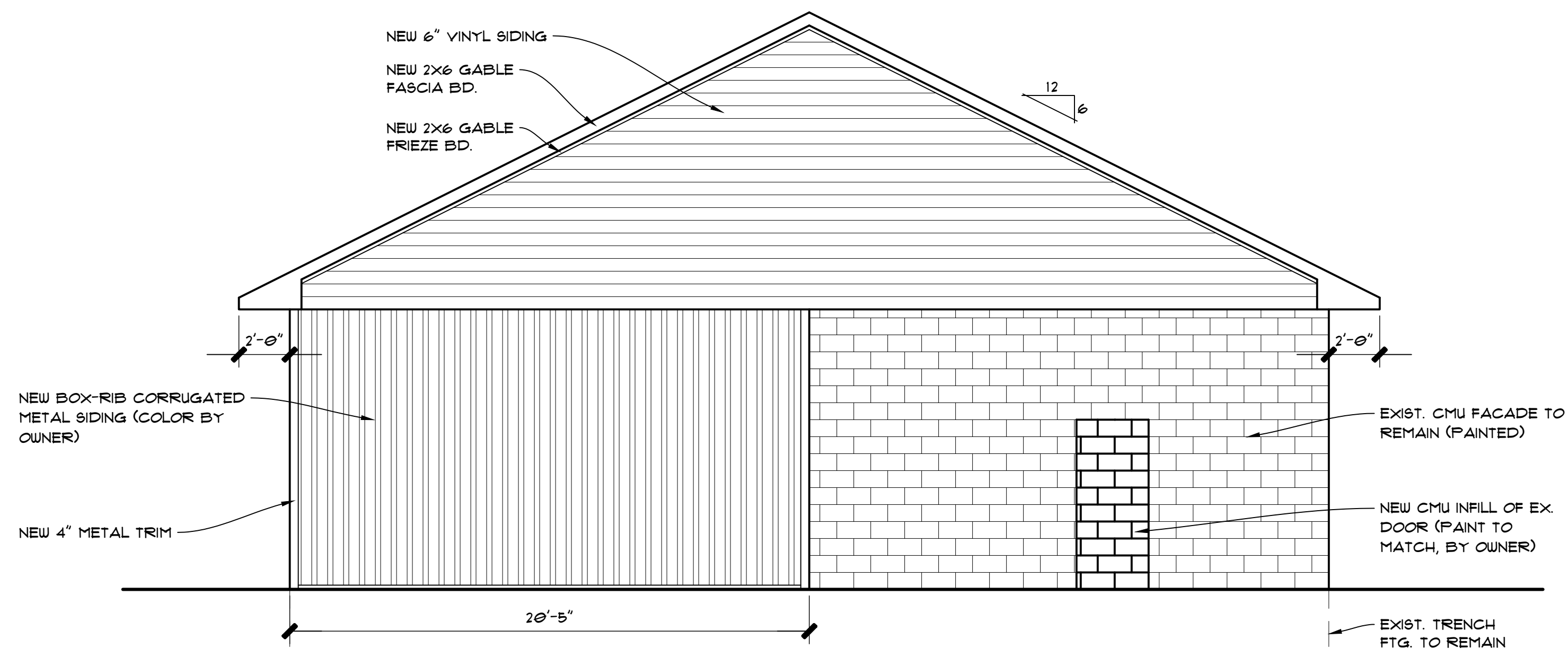
DO NOT SCALE THIS PRINT
USE FIGURED DIMENSIONS ONLY

PROJECT NUMBER	D13151125
SHEET NUMBER	A-1



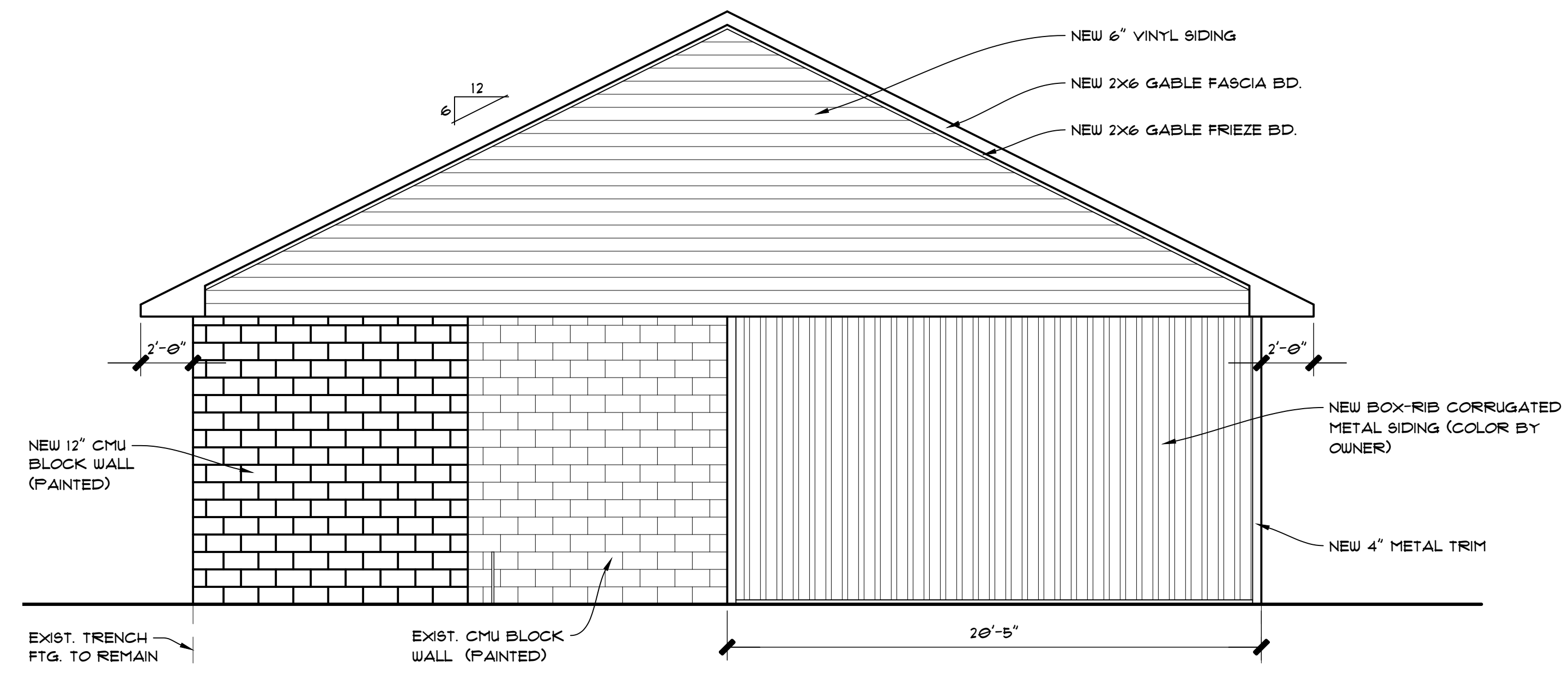
REAR ELEVATION

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



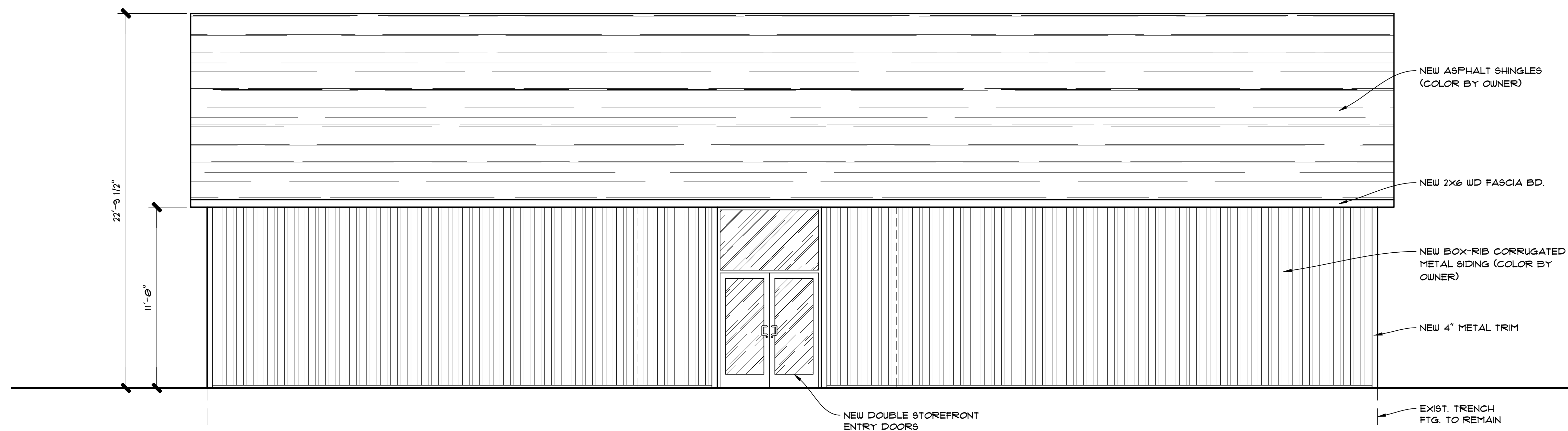
RIGHT ELEVATION

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



LEFT ELEVATION

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



FRONT ELEVATION

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

☒	PRELIMINARY	05/12/2026
☐	CLIENT REVIEW	
☐	BIDDING	
☒	PERMIT	05/13/2026
☐	CONSTRUCTION	
☐	REVISIONS	

SEND A COPY OF ALL CORRESPONDENCE TO THE ARCHITECT:
 ROBERT A.L. WILLIAMS R.A.
 1920 ROBINA AVENUE
 BERKLEY, MICHIGAN 48072 &
 McCANN-DUMONT & ASSOC. INC.
 23617 JOHN R. ROAD
 HAZEL PARK, MICHIGAN 48030
 (248) 547-3400
 (ALL PHONE CALLS TO M.D. & A.)

R.W. ARCHITECT
 ROBERT A.L. WILLIAMS R.A.

1920 ROBINA AVE.
 BERKLEY, MICH. 48072

(248) 547-3400

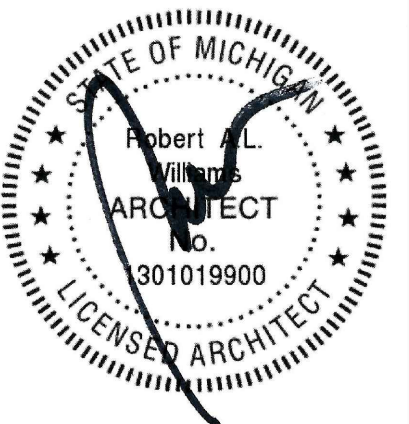
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PROJECT LOCATION
SHOTZ GOLF SIMULATOR

9104 KRESS RD.
 PINCKNEY, MI 48169

DRAWING TITLE:
ELEVATIONS



DRAWN
 CHECKED
 APPROVED

RZ
 SCD/JWM
 SCD/JWM

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PROJECT NUMBER
 SHEET NUMBER

D13151125
 A-2

Zoning Board of Appeals Process | PZBA22-0012

Item 2.

Property Information

4715-21-405-016

9704 KRESS RD

Subdivision:

PINCKNEY MI, 48169

Lot:

Block:

Name Information

Owner:

Phone:

Occupant:

Phone:

Applicant:

Phone:

Contractor:

Phone:

Licensee:

Phone:

Process Information

Date Started: 11/16/2022

Project:

Status: Completed - Approved

Scope of Work:

Variance for a front and side yard setback w street frontage for elevated decks and new second story (building).

Approval Motion made by Member Negri, seconded by Member Masserant, that the Zoning Board of Appeals approves variance request ZBA 22-0012 at 9704 Kress Road to allow construction of a second story addition and a roof top deck on an existing structure. The addition and deck will be 17 feet 4 inches from the front(east) property line and the deck will be 18 feet 6 inches to the side(north) property line, where 25 feet is required for the addition and 19 feet is required for the elevated deck (sections 36-186 and 36-230(2)). The approval is based on the fact that the variance request meets variance standards one (1) through five (5) of Section 6.5 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 tonight meeting, and as presented in the staff report. The Board directs Staff to prepare a memorialization of the ZBA's findings for the request.

Voice Vote: Ayes: (5)

Nays: (0)

Absent: (1)

VOTE: MOTION CARRIED UNANIMOUSLY

Conditions:

Application Submitted Date

Status: Approved

Due:

Started: 11/16/2022

Completed: 11/16/2022

Comments:

ZBA Hearing Date

Status: Approved

Due:

Started: 11/16/2022

Completed: 11/16/2022

Comments:

Set for ZBA Meeting on December 16, 2022

Legal Notice Published

Status: Approved

Due:

Started: 11/27/2022

Completed: 11/27/2022

Comments:

Posted in LV newspaper on 11-27-2022.

Legal Notice Mailed

Status: Approved

Due:

Started: 11/23/2022

Completed: 11/23/2022

Comments:

Mailed notices postal mail on 11-23-2022

Review

Status: Approved

Due:

Started: 12/14/2022

Completed: 12/14/2022

Comments:

Utilities Review |

Status: Completed Result: Approved as Presented
 Started: 12/28/2022 10:50:30 AM Completed: 12/28/2022
 Due:
 Comments:

Results of Hearing/Final Plans

Status: Approved Due:
 Started: 12/14/2022 Completed: 12/14/2022
 Comments:

Approval Motion made by Member Negri, seconded by Member Masserant, that the Zoning Board of Appeals approves variance request ZBA 22-0012 at 9704 Kress Road to allow construction of a second story addition and a roof top deck on an existing structure. The addition and deck will be 17 feet 4 inches from the front(east) property line and the deck will be 18 feet 6 inches to the side(north) property line, where 25 feet is required for the addition and 19 feet is required for the elevated deck (sections 36-186 and 36-230(2)). The approval is based on the fact that the variance request meets variance standards one (1) through five (5) of Section 6.5 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 tonight meeting, and as presented in the staff report. The Board directs Staff to prepare a memorialization of the ZBA's findings for the request.

Voice Vote: Ayes: (5) Nays: (0) Absent: (1)
 VOTE: MOTION CARRIED UNANIMOUSLY



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, May 13, 2026, at 6:00 PM
Hamburg Township Hall Board Room

MINUTES

CALL TO ORDER

Chair Ignatowski called the meeting to order at 6:00 pm.

OPENING PRAYER & PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

Members PRESENT:

Kevin Galbraith, Alternative
Joanna Hardesty, Trustee
Brian Ignatowski, Chair
Ron Muir, PC Rep
Benedict Russell

ABSENT:

William Rill

CONSENT AGENDA

Approval motion by Trustee Hardesty, seconded by Member Muir, to approve Zoning Board of Appeals Agenda for tonight, as presented.

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

VOTE: MOTION CARRIED UNANIMOUSLY

GENERAL CALL TO THE PUBLIC

Chair Ignatowski opened the general call to the public, but no one came up to speak so he closed the session.

CURRENT BUSINESS

1. Election of the Zoning Board of Appeals Chair.

Approval motion by Benedict Russell, seconded by Trustee Hardesty, to elect Brian Ignatowski as the ZBA Chair. Member Ignatowski accepted and asked if anyone else had any other nominations for the ZBA Chair.

Voice Vote: Ayes: (4) Abstain: (1) Ignatowski Absent: (1) William Rill
VOTE: MOTION CARRIED

APPROVAL OF THE MEETING MINUTES

Approval motion by Trustee Hardesty, seconded by Member Russel to accept the November 12, 2025, ZBA Meeting Minutes as presented.

Voice Vote: Ayes: (4) Abstain: (1) Muir Nays: (0) Absent: (1) William Rill
VOTE: MOTION CARRIED

1. ZBA 26-0001

Owner:	Kevin & Brianna Karas
Location:	3816 Langley Dr.
Parcel ID:	4715-29-202-033
Request:	Variance application to permit construction of a new screened porch with two variance requests. Highwater mark setback of 40 feet rather than 50 feet, per section 36-171(4). Maximum lot coverage of 46% rather than 40 percent, per section 36-171(D).

Chair Ignatowski asked David if he was to open the variance case with a summary of the request. David told Ignatowski that typically we'd ask the applicant to give a summary of their request at the podium. David continued to explain that next section would be the opportunity of the public hearing of the variance being requested. David said next, he would briefly read through his variance report, and then the meeting would open to the ZBA members to ask questions and give comments on the case to either David or the applicant.

Chair Ignatowski invited the applicants up to the podium to discuss their variance request. Kevin Karas came to explain that their dream was to move back to Michigan to live on a lake but during the building of the home, Brianna was diagnosed with two types of cancer. One was ocular melanoma and the second was type two stage cancer which makes sun exposer dangerous to her. They are proposing a screened in porch area where she can be outside but not be exposed to the sun.

Chair Ignatowski opened this case up to the public for comments. Since there was no public there to address the board, he closed the ZBA comment portion of the meeting. Chair Ignatowski opened the

meeting to David who briefly read through his staff report on this case. Then Chair Ignatowski opened the ZBA meeting to the board members. Trustee Hardesty asked the applicant what the dimensions of the addition were. Kevin stated screened in portion would be 14 ft. long X 16 ft. wide but the actual deck would be 34 ft wide. Hardesty asked Kevin if he had gotten any feedback from their neighbors. Kevin said he had submitted one letter of support. Kevin talked to the other neighbor who works a varied schedule but had not received a letter of support from him. Hardesty said the deck size was conservative. Member Muir asked the applicant what materials would be under the deck. Would there be pavers or cement? Kevin said that there is an existing cement landing pad under the rear double doors that goes out 3 ft. wider than the doors and out 8 ft. Kevin said currently the rest is grass, but they will probably put gravel under there. Chair Ignatowski asked if the screened in porch was going to be on top of the deck. Kevin said the screened-in porch was a part of the larger second story deck. Ignatowski asked if the ZBA board members had any more comments or questions. Member Muir said that the second story deck would be impervious underneath.

Approval motion by Trustee Hardesty, seconded by Member Russell, to approve variance application ZBA #26-0001 at 3816 Langley Dr., TID# 4715-29-202-033 with a highwater setback (OHM) will have a 40 ft setback where a 50 ft setback is required and will have a maximum lot coverage of 46% where 40% is required. The variance request meets standards one through seven of section 36-137 of the Hamburg Township 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) William Rill

VOTE: MOTION CARRIED UNANIMOUSLY

2. **ZBA 26-0002**

Owner:	Kate & Jeff Borough
Location:	4476 Cornwell Ln.
Parcel ID:	4715-33-110-017
Request:	Variance application to permit renovation of existing garage. Side setback of 8.2 feet rather than 10 feet, per section 36-171(D)

Chair Ignatowski invited the applicant up to the podium to discuss their variance request. Tim McCotter of McCotter Architecture and Design came up to the podium to summarize the project. The current owners have a home with a small attached 2-car garage. This garage is currently sitting 1.8 ft. the site yard setback. The homeowners wish to convert this garage into living space but to do so, they will need to raise the floor to get insulation and a mechanical system in. To do so, requires raising the ceiling and roof by 2 ft. which triggers a ZBA variance because the garage is nonconforming. They are not expanding the nonconformity footprint, only looking to go up vertically.

Chair Ignatowski opened this case up to the public for comments. Since there was no public there to address the board, he closed the ZBA comment portion of the meeting. Chair Ignatowski opened the meeting to David who briefly read through his staff report on this case. David explained that he doesn't have a way administratively to move this request through since our zoning ordinance considers a vertical expansion of a nonconforming structure as an expansion of that non-conformity. David explained that the raise in the roof of the garage will still be lower than the roof line of the primary structure. The

neighbor did stop by last week. He wanted to know what was going on. David explained to the neighbor what the request involved and he had no issues with the variance request. There were no letters, calls or emails of support for this case.

Then Chair Ignatowski opened the ZBA meeting to the board members. Trustee Hardesty asked the contractor what the homeowners plans for a future garage were. Tim said that there is a potential plan to build a garage on the other side of the home and it will conform to the present setbacks. She asked if they were planning on returning to the ZBA to get another variance for this garage in the future. He said no. She said she applauded the homeowners for doing this for their elder family members. She had to do the same thing in the past. Hardesty asked if the contractor or homeowner had a conversation with the neighbors. Tim said he has not heard anything about the neighbors.

Approval motion by Member Russell, seconded by Member Muir, to approve variance application ZBA #26-0002 at 4467 Cornwell Ln., TID# 4715-33-110-066 with a side setback 8.2 ft. where 10 ft. is required. The variance request meets standards one through seven of section 36-137 of the Hamburg Township 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) William Rill

VOTE: MOTION CARRIED UNANIMOUSLY

Zoning Administrators Report:

1. Two agenda items for June 10, 2026, ZBA Meeting.
2. Turnover on ZBA Board with two new members.

ADJOURNMENT

Approval motion by Trustee Hardesty, seconded by Member Russell, to approve adjournment at 6:25 pm.

Voice Vote: Ayes: (5) Absent: (1) William 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: _____

Brian Ignatowski, Chair