Hamburg Township
a great place to grow

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

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

ZONING BOARD OF APPEALS

Wednesday, October 14, 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. Variance Requests:
   ZBA 26-0011
   Owner: Christopher & Deanna Bimer
   Location: 10202 Buhl Rd.
   Parcel ID: 4715-27-101-023
   Request: Variance application to permit the construction of a single bay garage. Variance request: **Front setback of 3.5ft rather than the 25ft required, per section 36-171(D)**
2. **ZBA 26-0012**
   Owner: LaVida Investments LLC
   Location: 10469 Hickory Dr.
   Parcel ID: 4715-28-402-031
   Request: Variance application to permit the construction of an addition and deck to existing home. Variance requests:
   Side setback(north) of 4 feet rather than the required 5 feet, per section 36-171(D)
   Side setback(south), of 6.6 feet rather than the required 10 feet, per section 36-171(D)
3. **ZBA 26-0013**
   Owner: Caryn Burke
   Location: 10526 Monticello Rd.
   Parcel ID: 4715-29-402-179
   Request: Variance application to permit the construction of a detached carport. Variance request:

Front setback of 2.4ft, rather than the required 25ft, per section 36-171(D)

Accessory buildings and structures, 2ft rather than the required 10ft, Per section. 36-215(6)

NEW/OLD BUSINESS

4. Approval of September 9, 2026 ZBA Meeting Minutes.

ADJOURNMENT

Zoning Board of Appeals Staff Report



TO: Zoning Board of Appeals (ZBA)

FROM: David Rohr

HEARING DATE: October 14, 2026

SUBJECT: ZBA 26-0011

PROJECT New single bay Garage

SITE: 10202 Buhl Rd.
TID 4715-27-101-023

OWNER: Christopher & Deanna Bimer

APPLICANT: Christopher & Deanna Bimer

PROJECT: Variance application to permit the addition of a new single bay garage. Variance request:

- Front setback of **3.5ft** rather than the 25ft required, per section 36-171(D)

ZONING: (WFR) Waterfront Residential

Project Description

The applicant intends to build a single bay garage on the front of the house. It will be attached to an existing garage. The existing garage is very small and with limited buildable area on the parcel, applicant has requested a variance.
Variance application to permit the addition of a new single bay garage. Variance request:

- Front setback of **3.5ft** rather than the 25ft required, per section 36-171(D)

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 garage is 7.3ft from the front parcel line. Because of the location of the existing house, there is no buildable area on the street side.

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 proposed garage bay will only be 420 sq feet.

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.**
   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 believes that the proposed garage bay to be reasonable considering the limited buildable area. Staff believe the proposed garage will have minimal impact on the surrounding properties.

"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 the addition of a new single bay garage. Variance request:

- Front setback of **3.5ft** rather than the 25ft required, per section 36-171(D)

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 the addition of a new single bay garage. Variance request:

- Front setback of **3.5ft** rather than the 25ft required, per section 36-171(D)

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

Redacted Version

HAMBURG TOWNSHIP
Date 08/31/2026 2:51:27
Ref ZBA2600-11
Receipt 1348805
Amount $500.00

Item 1.

ZBA Case Number 26-0011
$500.00

Hamburg Township
a great place to grow

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: 8-31-2026
2. Tax ID #: 15- 27-101-023 Subdivision: Lakeshore Lot No.: 23+24
3. Address of Subject Property: 10202 Buhl Road Pinckney 48169
4. Property Owner: Christopher + Deanna Birner Phone: (H) &
   Email Address: ____ (W) —
   Street: 10202 Buhl Road City Pinckney State MI
5. Appellant (If different than owner): N/A Phone: (H) —
   E-mail Address: — (W) —
   Street: — City ____ State ____
6. Year Property was Acquired: 2026 Zoning District: WFR Flood Plain yes - LOMA for Structure
7. Size of Lot: Front — Rear — Side 1 — Side 2 — Sq. Ft. See attached
11. Dimensions of Existing Structure (s) 1st Floor ____ 2nd Floor ____ Garage 21' x 22' - 2 car garage
12. Dimensions of Proposed Structure (s) 1st Floor — ~~2nd Floor~~ — Garage 14' X 30' - Single Level
13. Present Use of Property: Residential
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 N/A
17. Please indicate the type of variance or zoning ordinance interpretation requested:

Looking to add single level - single bay garage to existing 2 car garage

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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.

Current garage is too small to park a full size truck

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 will prevent truck from parking in yard. This is an eye soar for neighbors

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.

Not material detrimental/injurious to public or the property. Tucked back from street view

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

Does not adversely affect master plan

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.

N/A · not recurrent

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

N/A

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

correct

• 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.

• 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).

_____ _____

ıature Date

_____, _____

Appellant's Signature Date

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Hamburg Township
Planning and Zoning Departmen

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 leachate field, sewer (grinder pump), and water well. (Distance of proposed structure or improvements to site need to be shown on the site plan. Applicants need to show how far the sanitary sewer grinder pump station and the sewer service lateral which connect the grinder pump can to the sewer main at the street and the home are in relation to the project.) For any questions: contact the Hamburg Twp Utilities Dept at 810-222-1193 or email Brittany Campbell at bcampbell@hamburg.mi.us .
- ☐ 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.


10202

SKETCH OF SURVEY

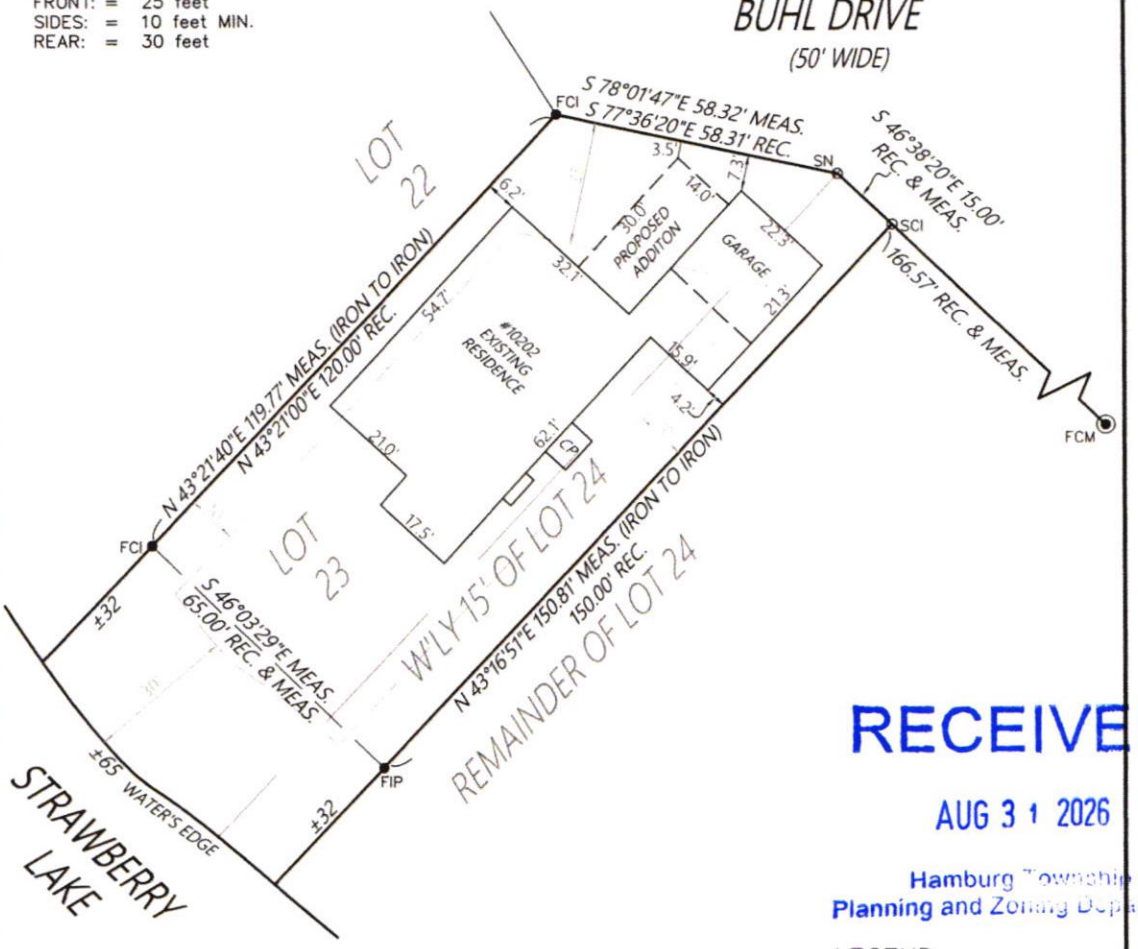
Prepared For: DEANNA BIMER

Legal Description: PARCEL ID: 4715-27-101-023
Lot 23 and the Westerly 15 feet of Lot 24 of ALLYN BURTON'S LAKESHORE SUBDIVISION, a subdivision of part Government Lot 2 of East part of the NW 1/4 of Section 27, T. 1 N., R. 5 E., Hamburg Township, Livingston County, Michigan.

ZONING:
PROPERTY IS ZONED: WFR
(WATERFRONT RESIDENTIAL)

SETBACKS:
FRONT: = 25 feet
SIDES: = 10 feet MIN.
REAR: = 30 feet

0 15 30
SCALE: 1" = 30'



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Planning and Zoning Depart...

LEGEND

O	– IRON SET
⊗	– SET NAIL
●	– IRON FOUND
◉	– FOUND CONC MONUMENT
MEAS.	– MEASURED
REC.	– RECORDED
FCI	– FOUND CAPPED IRON
FIP	– FOUND IRON PIPE
FCM	– FOUND CONC MONUMENT
SCI	– SET CAPPED IRON
SN	– SET NAIL

NOTES:

NO TITLEWORK WAS SUPPLIED BY CLIENT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

BEARING BASIS:
HELD BEARING BASIS ALONG BUHL DRIVE AS PER PLAT OF RECORD.

I hereby certify only to the parties hereon, that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set as noted hereon, permanent markers at the exterior corners of said lot and that all visible encroachments of a permanent nature upon said lot, are as shown on this survey. Said lot subject to all easements and restrictions of record.

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

KAROL L. GROVE
LICENSED PROFESSIONAL SURVEYOR #4001039075

ALPINE Land Surveying, Inc.
376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MICHIGAN, 48357
PHONE: 810-207-8050

FIELD:	KG	DATE:	08-24-2026
DRAWN:	DJS	JOB NO:	26-7370 A
CHECKED:	KG	SHEET:	1 OF 1
REVISED:			

PUBLIC RECORDS, PROPERTY TAXES, PUBLIC DEED INFO, COUNTY RECORDS, CONTACT INFO, PROPERTY RECORDS

MICHIGAN
PUBLIC RECORDS SEARCH
ALL REPORTS INCLUDE UP TO 20 YEARS HISTORICAL DATA

REFERENCE # 2026-08-30-15353

MICHIGAN HAS A POPULATION OF ABOUT 10 MILLION, WITH LANSING AS ITS CAPITAL CITY

YOUR SESSION EXPIRES AFTER A PERIOD OF INACTIVITY

PROPERTY REPORT REQUESTS TYPICALLY TAKE BETWEEN 5-7 MINUTES TO COMPLETE

YOUR REPORT WILL BE AVAILABLE FOR IMMEDIATE DOWNLOAD ONCE PROCESSING IS COMPLETE

10202 BUHL DR, PINCKNEY, MI 48169

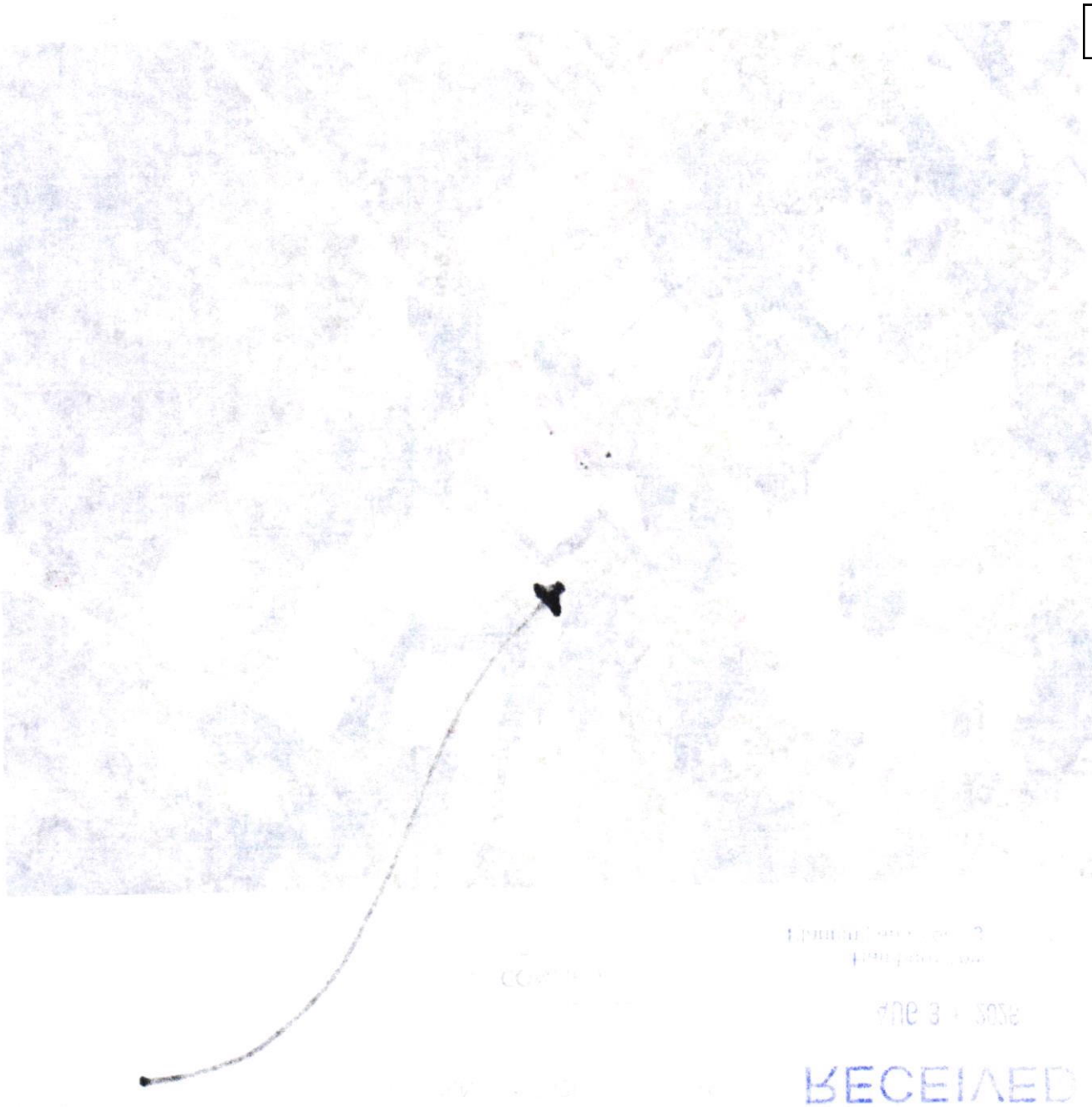
Proposed Site

REFERENCE # 2026-08-30-15353

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Hamburg Township
Planning and Zoning Department

CONFIRM





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10202 BUHL DR

PINCKNEY, MI 48169

Parcel #4715-27-101-023 Location ID: BUHL-010202-0000-01

Property Owner: BIMER CHRISTOPHER K & DEANNA K

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Planning and Zoning Departm

Owner and Taxpayer Information

Owner	BIMER CHRISTOPHER K & DEANNA K 9257 E MOHAWK LN SCOTTSDALE, AZ 85255
Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	401 RESIDENTIAL-IMPROVED
School District	PINCKNEY COMMUNITY SCHOOLS
MAP #	ALLYN BURTON'S LAK
USER NUM IDX	0
USER ALPHA 1	*No Data to Display*
USER ALPHA 3	
Historical District	No
USER ALPHA 2	
Unit	4715 HAMBURG TOWNSHIP
Assessed Value	$445,020
Taxable Value	$318,999
State Equalized Value	$445,020
Date of Last Name Change	08/20/2026
Notes	*Not Available*
Census Block Group	*No Data to Display*
Exemption	*No Data to Display*

Principal Residence Exemption Information

Effective Date	04/20/2010

Principal Residence Exemption	June 1st	Fina
2026	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	$426,960	$426,960	$310,613
2024	$397,110	$397,110	$301,274
2023	$366,700	$366,700	$286,928

Land Information

Zoning Code	WFR
Land Value	$178,480
Renaissance Zone	No
ECF Neighborhood	ZUKEY/STRAWBERRY
Lot Dimensions/Comments	*No Data to Display*
Total Acres	0.201
Land Improvements	$20,539
Renaissance Zone Expiration Date	*No Data to Display*
Mortgage Code	*No Data to Display*

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Hamburg Township
Planning and Zoning Department

Zoning Board of Appeals Staff Report



TO: Zoning Board of Appeals (ZBA)

FROM: David Rohr

HEARING DATE: October 14, 2026

SUBJECT: ZBA 26-0012

PROJECT New single bay Garage

SITE: 10469 Hickory Dr.
TID 4715-28-402-031

OWNER: LaVida Investments LLC

APPLICANT: LaVida Investments LLC

PROJECT: Variance application to permit the construction of an addition and deck to existing house. Variance requests:

- Side setback(north) of **4 feet** rather than the required 5 feet, per section 36-171(D)
- Side setback(south), of **6.6 feet** rather than the required 10 feet, per section 36-171(D)

ZONING: (WFR) Waterfront Residential

Project Description

The applicant intends to build an addition and covered deck on the rear of the house. The parcel is a very narrow waterfront lot with limited buildable area on the parcel.
Variance application to permit the construction of an addition and deck to existing house. Variance requests:

- Side setback(north) of **4 feet** rather than the required 5 feet, per section 36-171(D)
- Side setback(south), of **6.6 feet** rather than the required 10 feet, per section 36-171(D)

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.**

   Because of the location of the existing house and the general narrowness of the parcel, there is very limited buildable area.

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.

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.**
   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 believes that the proposed addition and covered porch to be reasonable considering the limited buildable area. Staff believe the proposed addition will have minimal impact on the surrounding properties.

"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 the construction of an addition and deck to existing housee. Variance requests:

- Side setback(north) of **4 feet** rather than the required 5 feet, per section 36-171(D)
- Side setback(south), of **6.6 feet** rather than the required 10 feet, per section 36-171(D)

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 the construction of an addition and deck to existing home. Variance requests:

- Side setback(north) of **4 feet** rather than the required 5 feet, per section 36-171(D)
- Side setback(south), of **6.6 feet** rather than the required 10 feet, per section 36-171(D)

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

Redacted version

Item 2.

ZBA Case Number ZBA #0012
$500.00

Hamburg Township
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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)

RECEIVED
SEP 03 2026
Hamburg Township
Planning and Zoning Department

1. Date Filed: 8/25/26
2. Tax ID #: 15- 28 - 402-031 Subdivision: _____ Lot No.: _____
3. Address of Subject Property: 10469 Hickory Dr
4. Property Owner: LaVida Investments LLC Phone: (H) _____
   Email Address: _____ (W) _____
   Street: 7077 Fieldcrest dr, suite 200 City Brighton State MI
5. Appellant (If different than owner): Mike Berean Phone: (H) 810 623 2682
   E-mail Address: bereanremodeling@gmail.com (W) _____
   Street: 1273 Eales Rd City Brighton State MI
6. Year Property was Acquired: 2026 Zoning District: ~~R1~~ LOFR Flood Plain No
7. Size of Lot: Front 44' Rear 25' Side 1 408 Side 2 384 Sq. Ft. _____
11. Dimensions of Existing Structure (s) 1st Floor 24x30 2nd Floor 24x30 Garage 24x40
12. Dimensions of Proposed Structure (s) 1st Floor 24x30 2nd Floor 24x30 ~~Garage~~ Deck 24x12
13. Present Use of Property: Single Family Residence
14. Percentage of Existing Structure (s) to be demolished, if any 10 %
15. Has there been any past variances on this property? Yes ✓ No _____
16. If so, state case # and resolution of variance application Unknown case # / Approved 95 for garage
17. Please indicate the type of variance or zoning ordinance interpretation requested:

We request a reduction in the minimum 5' side property to 4' on N. Side and variance to the existing 6'6" side setback from 10'. Both existing structures are 6'6" from south property line. (3'6" variance) And too replace the existing hardscaped retaining walls on both sides of home. To give Access to backyard from outside.

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.

lot size width is 44' Front + 25' Rear. Has narrow lot.

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.

In bringing the current cottage to a liveable 3/4 bedroom home like similar neighboring homes.

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.

will not. Both neighbors ~~or~~ approve of the addition letters to be presented

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

Strawberry lake was designed prior to current ordinance setbacks. Variance will not adversely affect neighbors or neighborhood.

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.

Staying the same expanding Foot print of existing home

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

Existing Family home stays the same

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

yes.

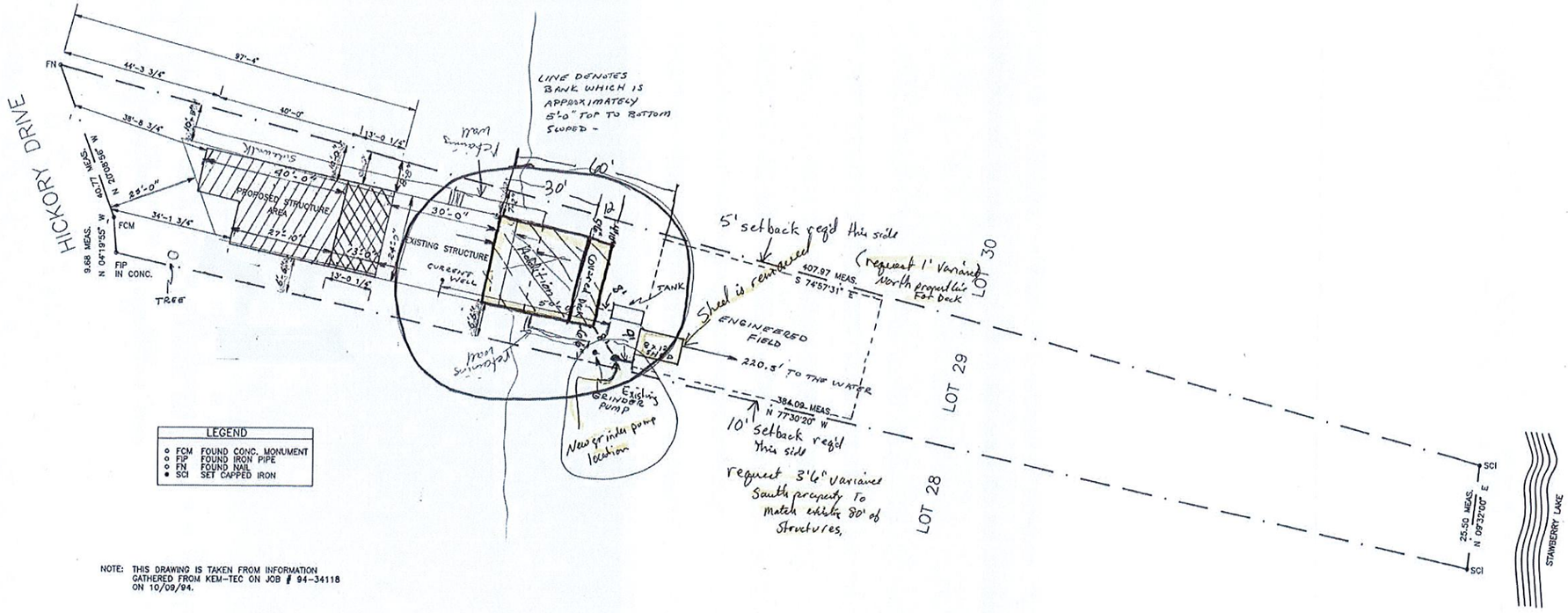
• I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
• I hereby acknowledge that if my house is connected to the municipal sanitary 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.

- 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).

9/2/26
Owner's Signature Date

8/25/26
Appellant's Signature Date

RECEIVED
SEP 03 2026
Hamburg Township
Planning and Zoning Department



LEGEND

- FCM FOUND CONC. MONUMENT
- FIP FOUND IRON PIPE
- FN FOUND NAIL
- SCI SET CAPPED IRON

NOTE: THIS DRAWING IS TAKEN FROM INFORMATION GATHERED FROM KEM-TEC ON JOB # 94-34118 ON 10/09/94.

SITE PLAN
SCALE: 1/16" = 1'-0"

PROPOSED 2 STOREY GARAGE

SECTION TO ATTACH GARAGE TO HOUSE AFTER SEWER HOOK-UP

NEW WELL PERMITTED 10/11/95 INSTALLATION BY 9/11/96

CURRENT HOUSE 26x30' WITH 5' PORCH ON FIRST FLOOR

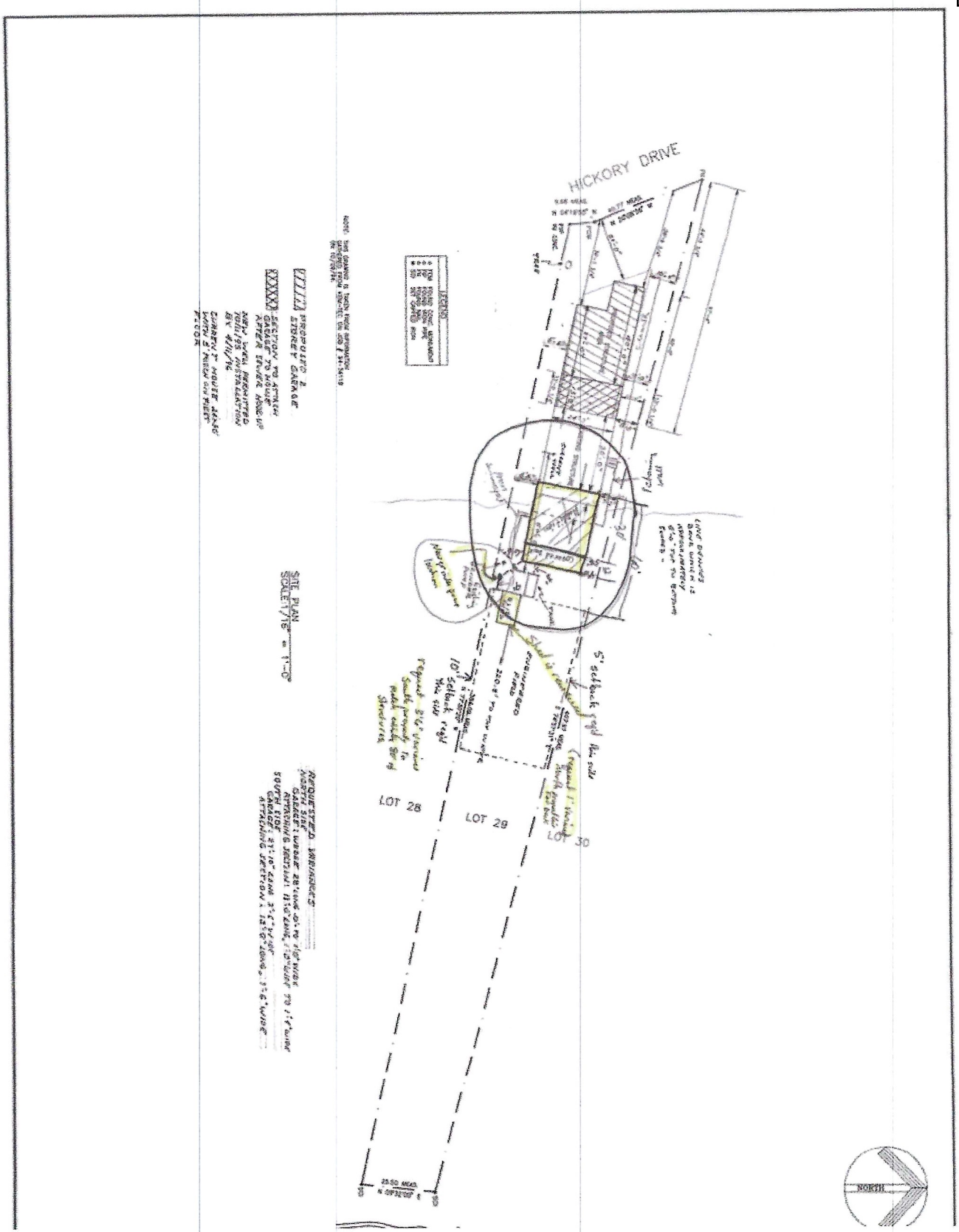
REQUESTED VARIANCES
NORTH SIDE
GARAGE: WEDGE 28' LONG 0' TO 1'-0" WIDE
ATTACHING SECTION: 13'-0" LONG, 1'-0" WIDE TO 1'-9" WIDE
SOUTH SIDE
GARAGE: 27'-10" LONG 3'-6" WIDE
ATTACHING SECTION: 13'-0" LONG, 3'-6" WIDE

SITE PLAN

DESIGNED FOR: JAMES CLARK

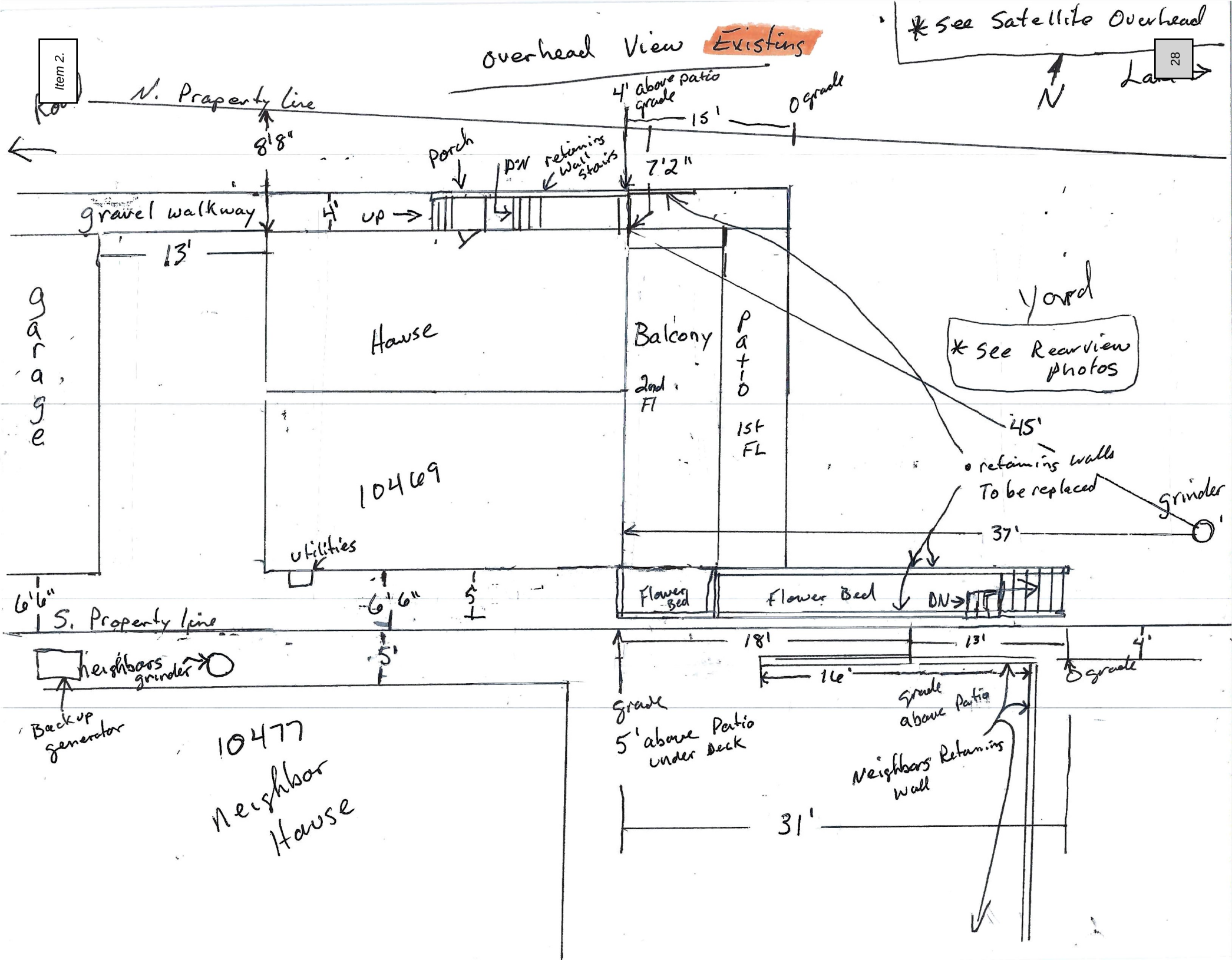
DRAWN BY: BRYAN K. WINKLE

SHEET NO. A.1 OF 8


HICKORY DRIVE
LOT 28
LOT 29
LOT 30
NORTH

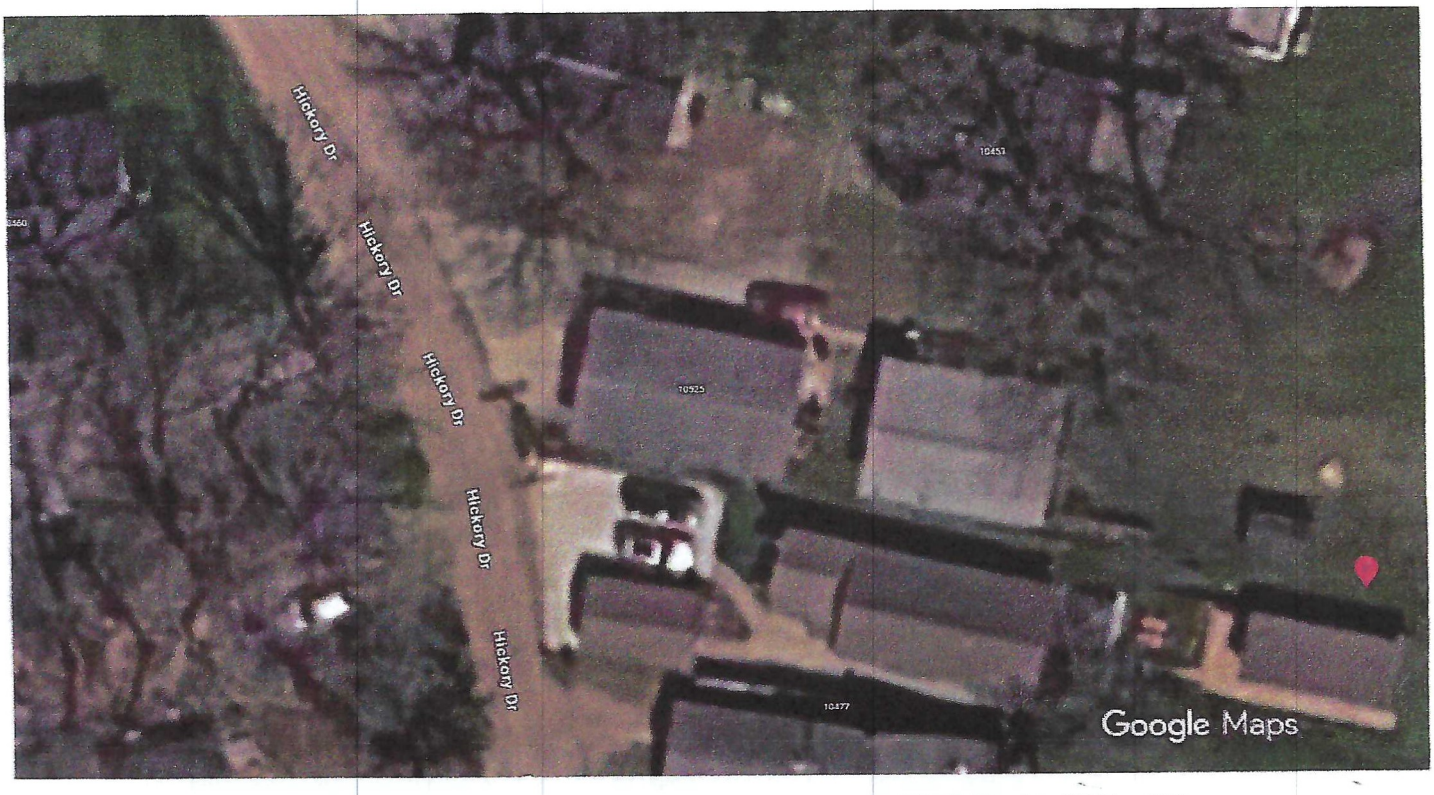
overhead View Existing

* See Satellite Overhead



Google Maps

10469 Hickory Dr



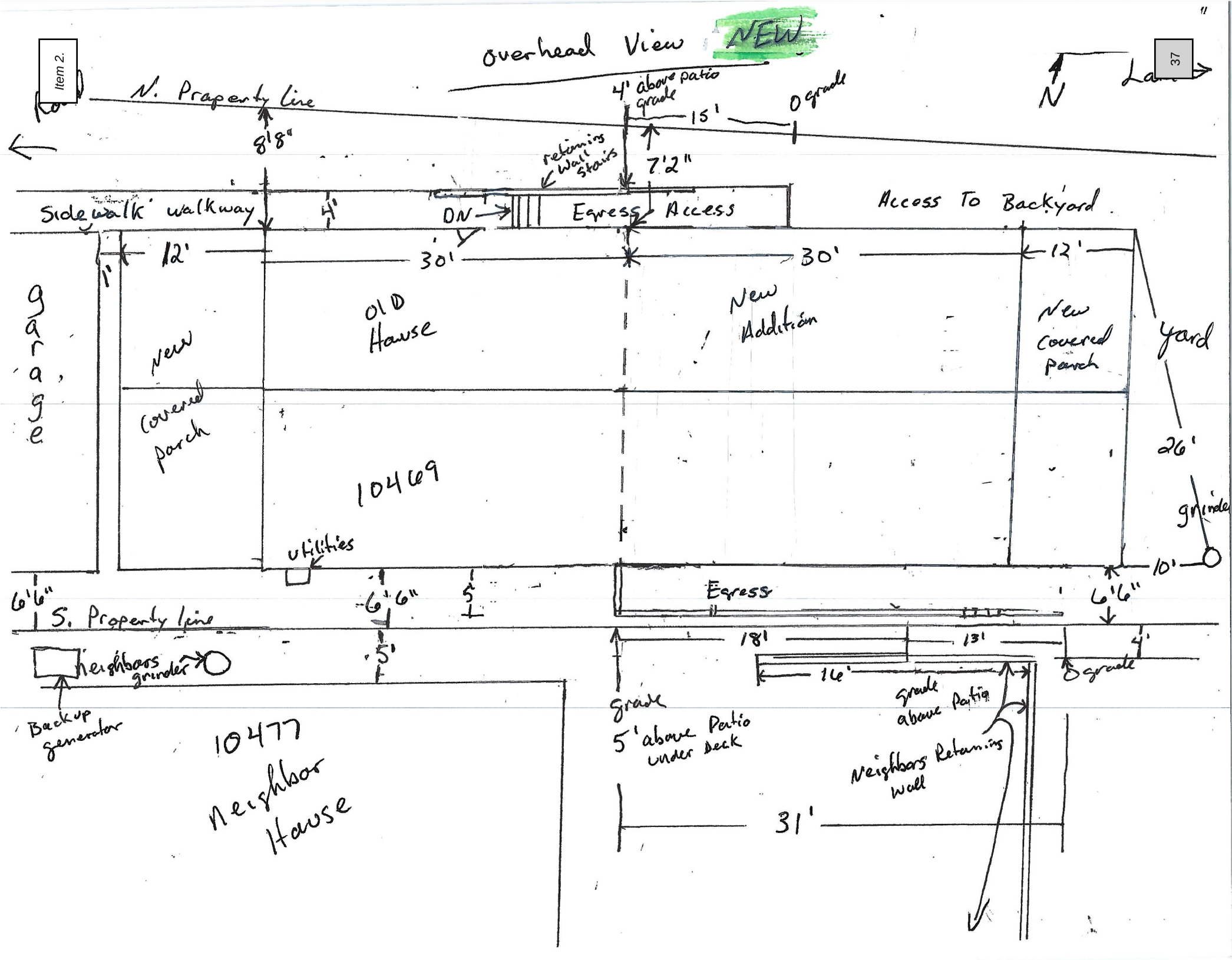
Imagery ©2026 Map data ©2026 20 ft



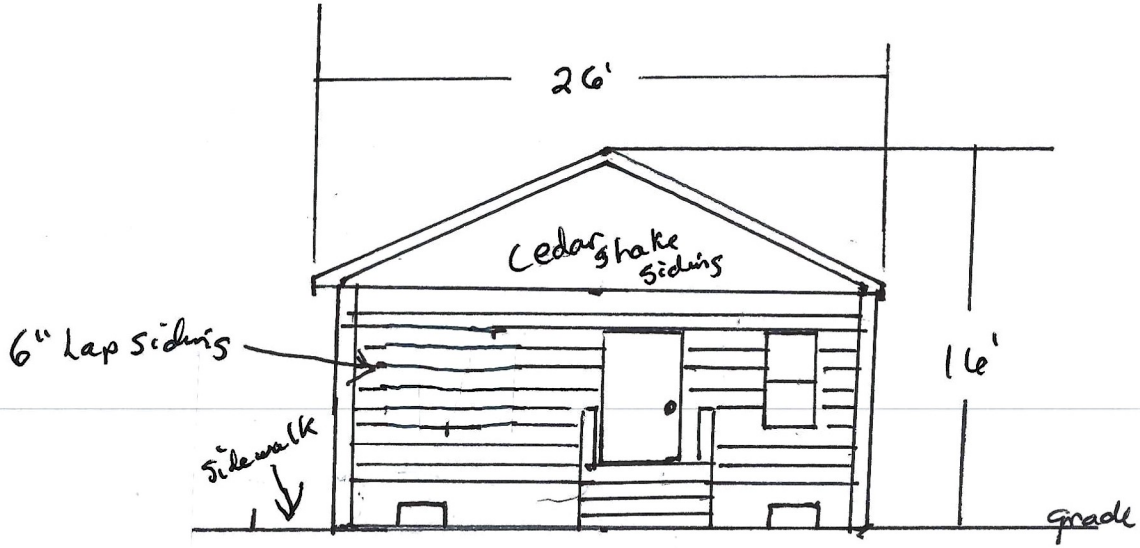




Overhead View NEW



Front View

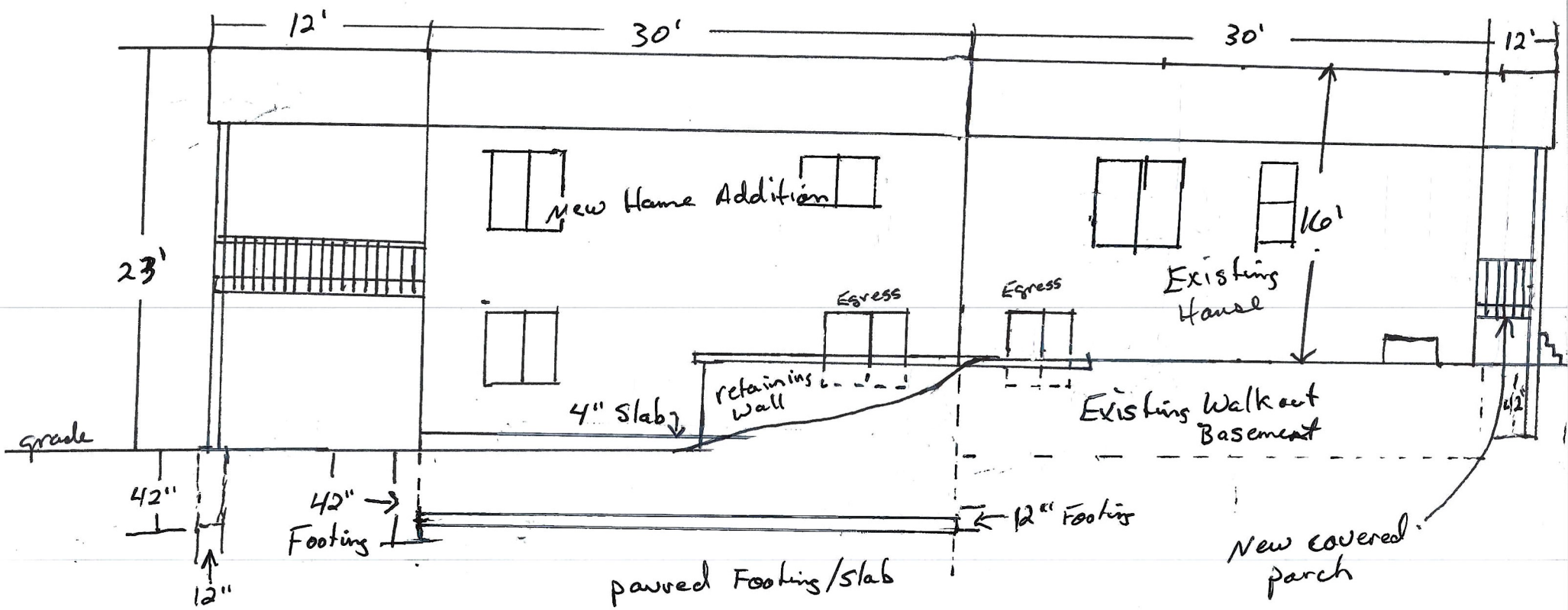


1/8" = 1'

Left Side View

← Lake

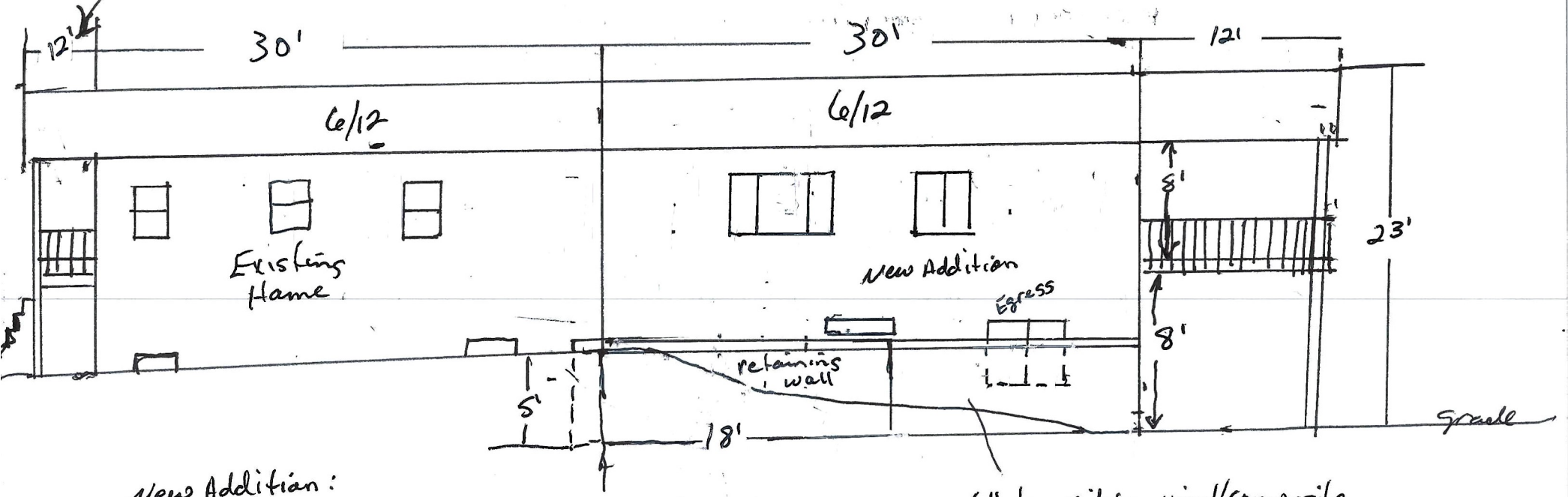
Road →



1/8" = 1'

Right View

6/12 x 3/12 Scissor Trusses 24" O.C.



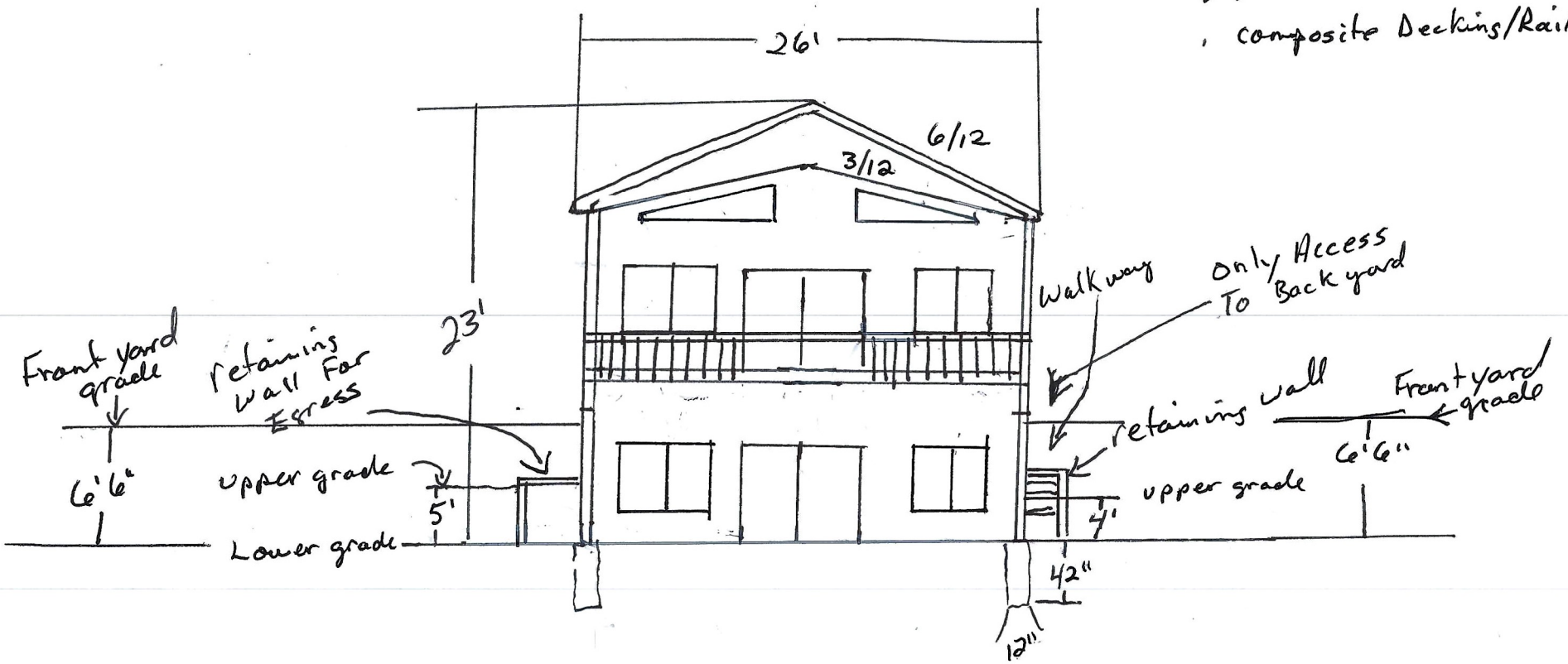
New Addition:

2x10 Joists DbI every other
2x6 Exterior walls
R21 walls R38 ceiling
Tyvek Housewrap
7/16" OSB Walls / 1/2" OSB roof sheathing
Ice water per code, Synthetic roof Paper
30yr Dimensional Shingles

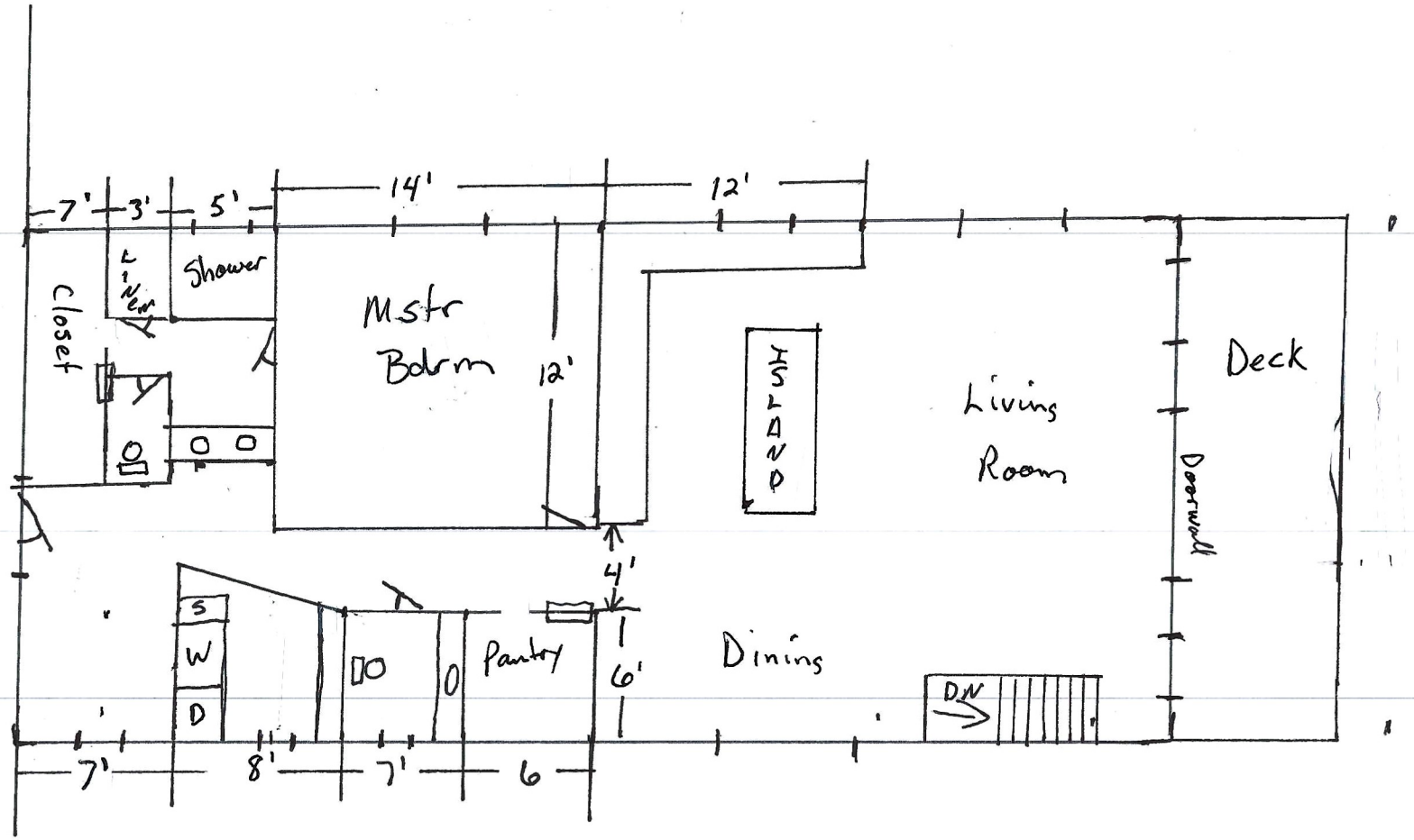
6" lap siding vinyl/composite
Vinyl Windows

Rear View

- Scissar Truss 6/12 - 3/12 w/ energy heel
- Deck Joist 2x8
- composite Decking/Railing



Upper Floor Plan

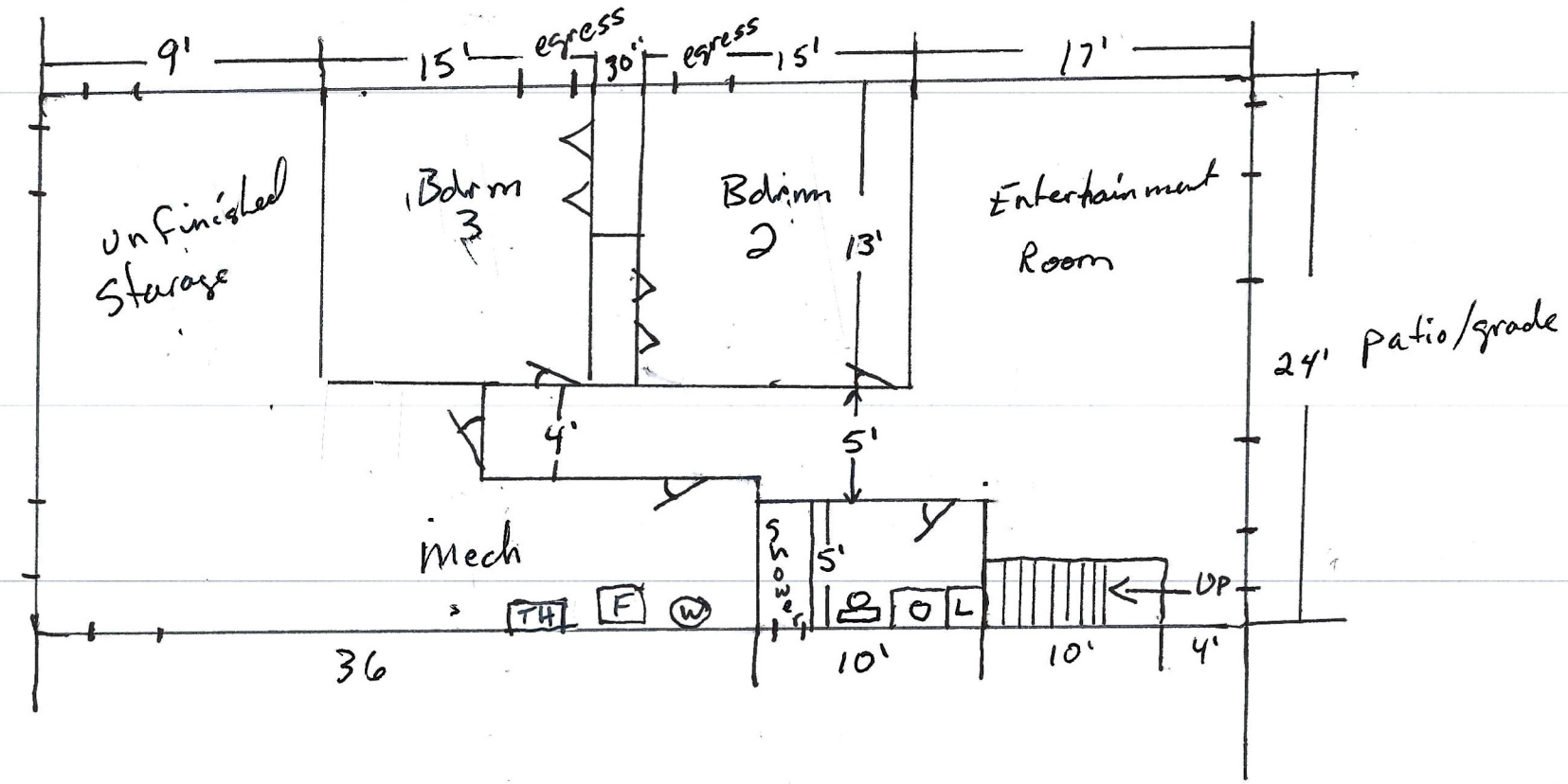


Road

Lower level Floor Plan

← Road

Lake →



QUIT-CLAIM DEED

Grantor(s) Mark Davis and Peggy Davis, tenants by the entireties
Convey(s) to LaVida Investments, LLC, a Michigan limited liability company, whose address is ~~7707~~ 7077 Fieldcrest Dr., STE 200, Brighton, MI 48116.

The following property is located in the Township of Hamburg, Livingston County, Michigan:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 10469 Hickory Dr., Pinckney, MI 48169
Parcel ID No. (s): 4715-28-402-031

For the sum of Less than One Hundred ($100.00) Dollars

subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable.

Exempt from State and County transfer tax pursuant to MCL 207.526 (a) and MCL 207.505 (a).

Dated: 8/19/26

Drafted by:
Mark Davis
10469 Hickory Dr.
Pinckney, MI 48169

Recording fee:	$30.00
County Transfer Tax:	Exempt
State Transfer Tax:	Exempt
Total Transfer Tax:	Exempt

When recorded return to and send tax bills to:

Grantee:

7077 Fieldcrest Dr., Ste. 200
Brighton, MI 48116

Mark Davis

Peggy Davis

STATE OF MICHIGAN
COUNTY OF WASHTENAW

The foregoing instrument was acknowledged before me this 19 day of August, 2026 by Mark Davis and Peggy Davis.

Notary Public

Printed Name: Cynthia L. Reach
My Commission Expires: _____

Cynthia L. Reach
Notary Public, Washtenaw County, MI
My Commission Expires: 10/23/2030
Acting in Washtenaw County

WARRANTY DEED

Grantor(s) Charles M. Clark, Personal Representative of The Estate of Elizabeth Jane Clark, also known as E. Jane Clark, deceased,
Convey(s) and Warrant(s) to Mark Davis and Peggy Davis, tenants by the entireties, whose address is 7707 Fieldcrest Dr., STE 200, Brighton, MI 48116.

The following property is located in the Township of Hamburg, Livingston County, Michigan:

SEE ATTACHED LEGAL DESCRIPTION
Private Road Notice Attached

Property Address: 10469 Hickory Dr., Pinckney, MI 48169
Parcel ID No. (s): 4715-28-402-031

For the sum of Three Hundred Eighty-Five Thousand And No/100 ($385,000.00) Dollars

Subject to easements and building and use restrictions of record, and further subject to the lien of real property taxes not yet due and payable. This property may be located within the vicinity of farmland or a 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. The grantor grants to the grantee the right to make all division(s) under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended.

Dated: 8/19/2026

Preferred Title
AGENCY OF ANN ARBOR

The Estate of Elizabeth Jane Clark, also known as E. Jane Clark, deceased

BY: Charles M Clark
Charles M. Clark
Personal Representative

STATE OF Maryland

COUNTY OF Prince George's

The foregoing instrument was acknowledged before me this 17th day of August, 20 26 by Charles M. Clark, Personal Representative of The Estate of Elizabeth Jane Clark, also known as E. Jane Clark, deceased.

Notary Public: LaTonja SA Al-Hedaithy, Notary Public
My Commission Expires: 03-10-2029



MD TIPIC NO.
002110876
LaTonja SA Al-Hedaithy
10014 Ellard Drive
Lanham MD 20706

File No.: PR113070

LEGAL DESCRIPTION

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

Part of the East 1/2 of Section 28, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan, described as: Beginning at a point 240 feet North of another point, 121.7 feet South of the East and West 1/4 line, and 1108 feet East of the center of said Section 28; running thence Southeasterly 392 feet; thence North 25 feet, thence Northwesterly 395 feet; thence South 40 feet to the POINT OF BEGINNING. Said parcel is also shown as being Lot 29 of Supervisor's Plat of Indian Gardens, as recorded in Liber 4 of Plats, Pages 23 and 24, Livingston County Records.

Michigan Department of Treasury - 2766 (Rev. 03-25)

L-4260

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

OFFICE USE ONLY
AUG 31 2026
Assessing Department

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
10469 Hickory Drive	Livingston	8/17/2026

4. Location of Real Estate (Check appropriate field and enter name in the space below.)
☐ City ☒ Township ☐ Village
Hamburg

5. Purchase Price of Real Estate
$385,000

6. Seller's (Transferor) Name
Estate of E Jane Clark

7. Property Identification Number (PIN). If you don't have a PIN, attach legal description.
PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is found on the property tax bill and on the assessment notice.
4715-28-402-031

8. Buyer's (Transferee) Name and Mailing Address
LaVida Investments LLC
7077 Fieldcrest Dr Suite 200 Brighton, Mi. 48116

9. Buyer's (Transferee) Telephone Number
8105994002

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. **Transfers** include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list.
☐ Land Contract ☐ Lease ☒ Deed ☐ Other (specify) _____

11. Was property purchased from a financial institution?	12. Is the transfer between related persons?	13. Amount of Down Payment
☐ Yes ☒ No	☐ Yes ☒ No	N/A

14. If you financed the purchase, did you pay market rate of interest?	15. Amount Financed (Borrowed)
☐ Yes ☒ No	N?A

EXEMPTIONS

Certain transfers are exempt from uncapping. If you believe your transfer qualifies for an exemption, please indicate the type of exemption you're claiming below. Note that if an exemption is claimed, your assessor may request additional information to support your claim.

☐ Transfer from one spouse to the other spouse.

☐ Change in ownership solely to exclude or include a spouse.

☐ Transfer between certain family members *(see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires).

☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2). Describe relationship from each Transferor to each Transferee, attach additional page if necessary. Seller Name:_____ Buyer Name:_____
Relationship of Buyer to Seller:_____

☐ Transfer to effect the foreclosure or forfeiture of real property.

☐ Transfer by redemption from a tax sale.

☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust.

☐ Transfer resulting from a court order unless the order specifies a monetary payment.

☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse).

☐ Transfer to establish or release a security interest (collateral).

☐ Transfer of real estate through normal public trading of stock.

☐ Transfer between entities under common control or among members of an affiliated group.

☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.

☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.

☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.

☐ Transfer of land with qualified conservation easement (land only - not improvements).

☐ Other, as described in MCL 211.27a, specify: _____

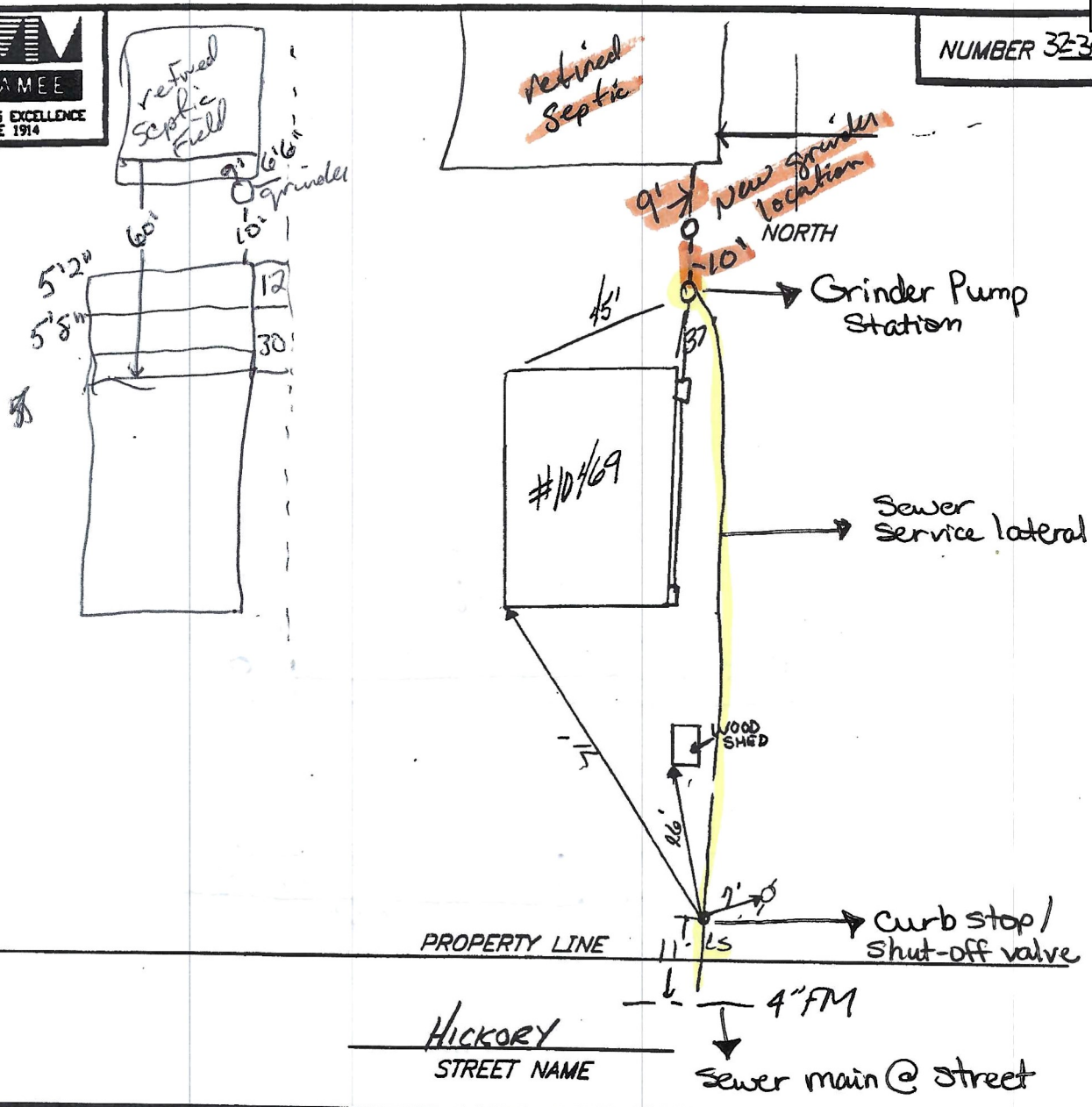
CERTIFICATION: *I certify that the information above is true and complete to the best of my knowledge.*

Printed Name	Signature	Date
Mark L Davis		8/31/2026

Name and title, if signer is other than the owner	Daytime Phone Number	Email Address
Mark Davis Managing Member	810.599.4002	Mark@lavidamassage.com

McNAMEE
ENGINEERING EXCELLENCE SINCE 1914

NUMBER 32-34



HOME OWNERS NAME: James & Jane Clark

ADDRESS: 10469 Hickory

PROPERTY TAX NO.: 15-28-462-031

WAS OCCUPANT INVOLVED IN LOCATION OF SERVICE? YES ✓ NO ____

CONSTRUCTION PLAN SHEET NO.: 32

COMMENTS: ____

ITEMS TO BE SHOWN ON SKETCH

1. LOCATION OF CORPORATION STOP/CHECK VALVE WITH WITNESSES.
2. FORCE MAIN ROUTE FROM PROPERTY LINE TO HOUSE.
3. ____
4. ____

6-1-95 DATE INSTALLED	PROJECT NAME: Strawberry Lake LPCS CLIENT/CONTRACT NO.: 351.28-S-1	
JVR INSPECTOR	GRINDER PUMP LOCATION SHEET	

\\ARCSERVER1\VOL1\ENGR\CAD\MISC\GRPMPLOC.DWG 01-16-95 KMU 1

To Whom it May Concern,

As owners of the property at 10477 Hickory, We are in favor of granting a variance for the addition proposed for 10469 Hickory.

We believe this will be of great benefit to the neighborhood.

Thank You,

Peggy Davis

Mark Davis

9-2-2026

I Randall R. Smith owner of 10453 Hickory Dr. Pinckney MI 48169 Authorize the use of my property line to be used to obtain Variances for construction at 10469 Hickory Dr. as long as it does not effect my property line when the project is completed.

Randall R Smith

I Randall R Smith am in support of the zoning board, approving the requested Variances on the northern and Southern property boundaries at 10469 Hickory Dr.

Randall R Smith 9-2-26

Zoning Board of Appeals Staff Report



TO: Zoning Board of Appeals (ZBA)

FROM: David Rohr

HEARING DATE: October 14, 2026

SUBJECT: ZBA 26-0013

PROJECT

SITE: 10526 Monticello Rd.
TID 4715-29-402-179

OWNER: Caryn Burke

APPLICANT: Caryn Burke

PROJECT: Variance application to permit the construction of a detached carport. Variance request:

- Front setback of 2.4ft, rather than the required 25ft, per section 36-171(D)
- Accessory buildings and structures, 2ft rather than the required 10ft, Per section. 36-215(6)

ZONING: (WFR) Waterfront Residential

Project Description

The applicant intends to build a detached carport on the front side of the house.
Variance application to permit the construction of a detached carport. Variance request:

- Front setback of 2.4ft, rather than the required 25ft, per section 36-171(D)
- Accessory buildings and structures, 2ft rather than the required 10ft, Per section. 36-215(6)

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 location of the existing house is very close to the front parcel line, limiting any buildable area.

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.

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.**
   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 believes that the proposed carport to be reasonable considering the limited buildable area. Staff believe the proposed carport will have minimal impact on the surrounding properties.

"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 the construction of a detached carport. Variance request:

- Front setback of 2.4ft, rather than the required 25ft, per section 36-171(D)
- Accessory buildings and structures, 2ft rather than the required 10ft, Per section. 36-215(6)

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 the construction of a detached carport. Variance request:

- Front setback of 2.4ft, rather than the required 25ft, per section 36-171(D)
- Accessory buildings and structures, 2ft rather than the required 10ft, Per section. 36-215(6)

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

Redacted version

ZBA Case Number ZBA #26-0013
$500.00

Hamburg Township
a great place to grow

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: 9/3/2026
2. Tax ID #: 15- 29 -402 -179 Subdivision: White Lodge Country Club Lot No.: 221, 222, 223
3. Address of Subject Property: 10526 Monticello, Pinckney, MI, 48169
4. Property Owner: Caryn Burke Phone: (H)_
   Email Address: _____ (W)_____
   Street: 10526 Monticello City Pinckney State MI
5. Appellant (If different than owner): _____ Phone: (H)_____
   E-mail Address: _____ (W)_____
   Street: _____ City_____ State_____
6. Year Property was Acquired: 8/16/2024 Zoning District: _____ Flood Plain_____
7. Size of Lot: Front 118.39' Rear 110.55' Side 1 146.58' Side 2 154.10' Sq. Ft. 17,163
11. Dimensions of Existing Structure (s) 1st Floor 32'3" x 31'4" 2nd Floor 18'5"x25'6" Garage 18'5"x25'6"
12. Dimensions of Proposed Structure (s) 1st Floor X 2nd Floor X Garage 15'7" x 19'3" (carport)
13. Present Use of Property: Primary Residence.
14. Percentage of Existing Structure (s) to be demolished. if any 0 %
15. Has there been any past variances on this property? Yes_____ No V
16. If so, state case # and resolution of variance application_____
17. Please indicate the type of variance or zoning ordinance interpretation requested:

Area variance - Reducing setbacks due to an oddly shaped or sloped lot.

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SEP 03 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.

The home sits on a steep slope descending toward the Lake, leaving only a small, level area directly in front of the house suitable for vehicle access. These physical constraints existed long before the current owner acquired the property. only feasible location for carport

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.

Due to steep terrain and limited building area, the owner cannot reasonably construct a carport anywhere else. This request is not based on financial gain, but on the ability to reasonably use the property in a manner consistent with surrounding homes.

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.

Modest in size, located in an area already used for vehicle access and will not obstruct site lines, emergency access, or drainage patterns. The structure will be built to compliment the existing home and will not interfere with neighboring views or privacy.

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

The request aligns with the master plan's intent to accomodate reasonable improvements while respecting enviromental constraints. the carport maintains the residential character of the neighborhood and does not introduce any incompatible use.

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.

Hardship specific to this parcel due to combination of steep topography, Lake front drop-off and the placement of existing home. The need for a variance arises from these unique physical characteristics not from a general condition affecting multiple properties.

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

Carport is a permitted accessory use within the zoning district. Granting the variance only adjusts the setback requirements and does not introduce any use that is prohibited or inconsistent with the zoning ordinance.

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

The requested 2-foot setback encroachment is the minimum deviation needed to place the carport on the only stable, accessible portion of the lot. Any attempt to move the structure would place it on unsafe slopes, obstruct driveway, or require significant earthwork.

- 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.

RECEIVED
SEP 03 2026
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).

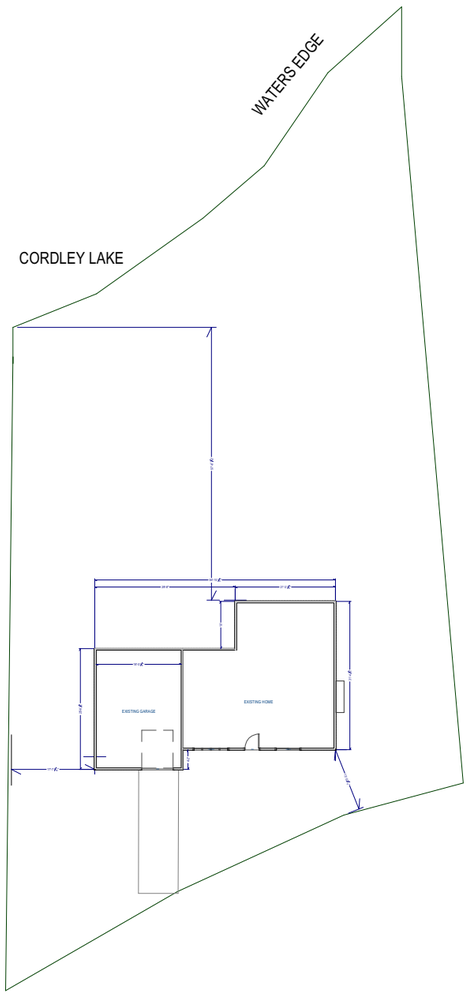
Owner's Signature Date

Appellant's Signature Date

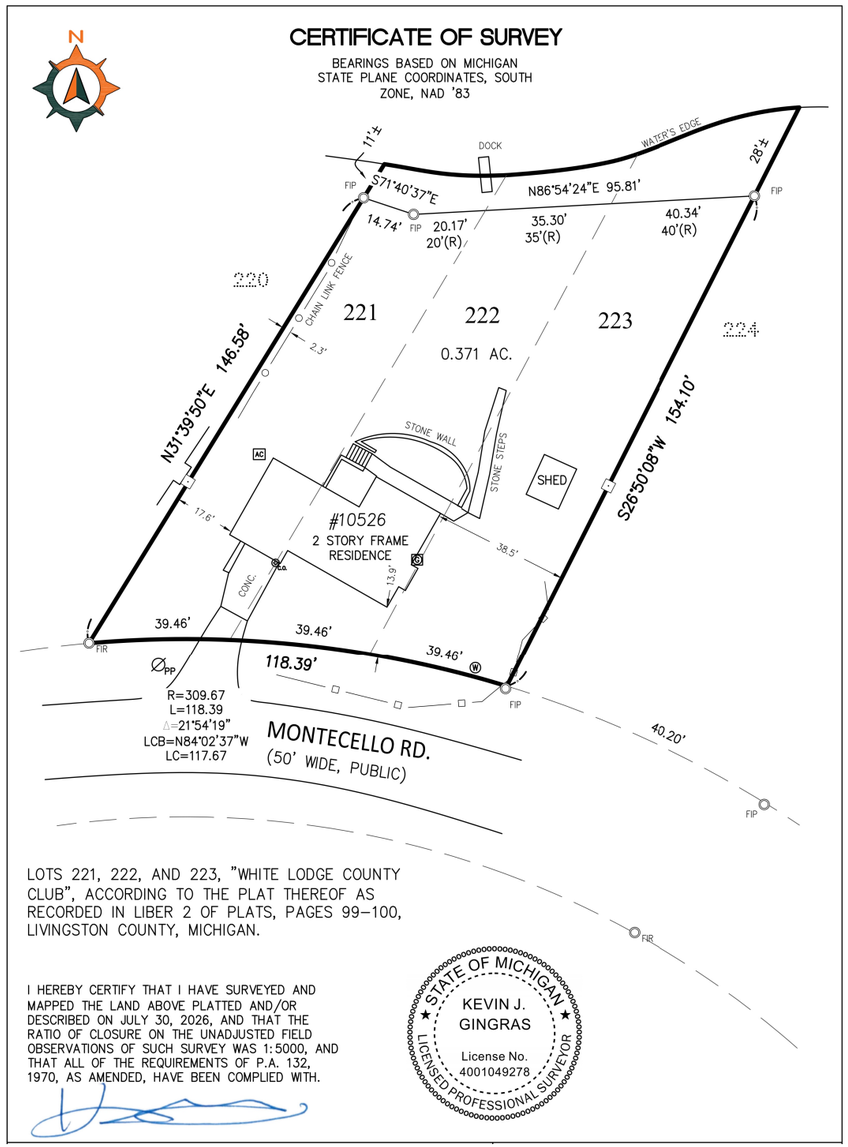
RECEIVED

SEP 0 3 2026

Hamburg Township
Planning and Zoning Department



TERRAIN PLAN
1/32 IN = 1 FT



All Drawings, Renderings, and Concepts are the copyright property of

Ranger Construction Services
15315 Cavanaugh Lake Rd. Grass Lake, MI 49240

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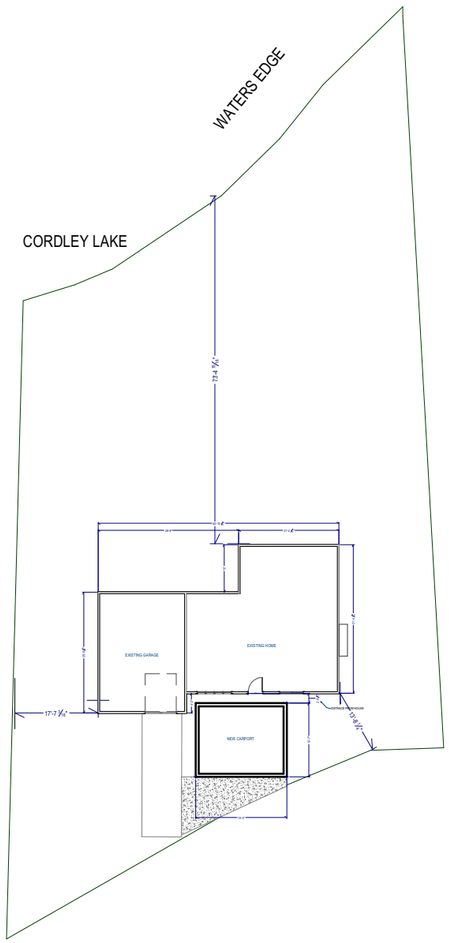
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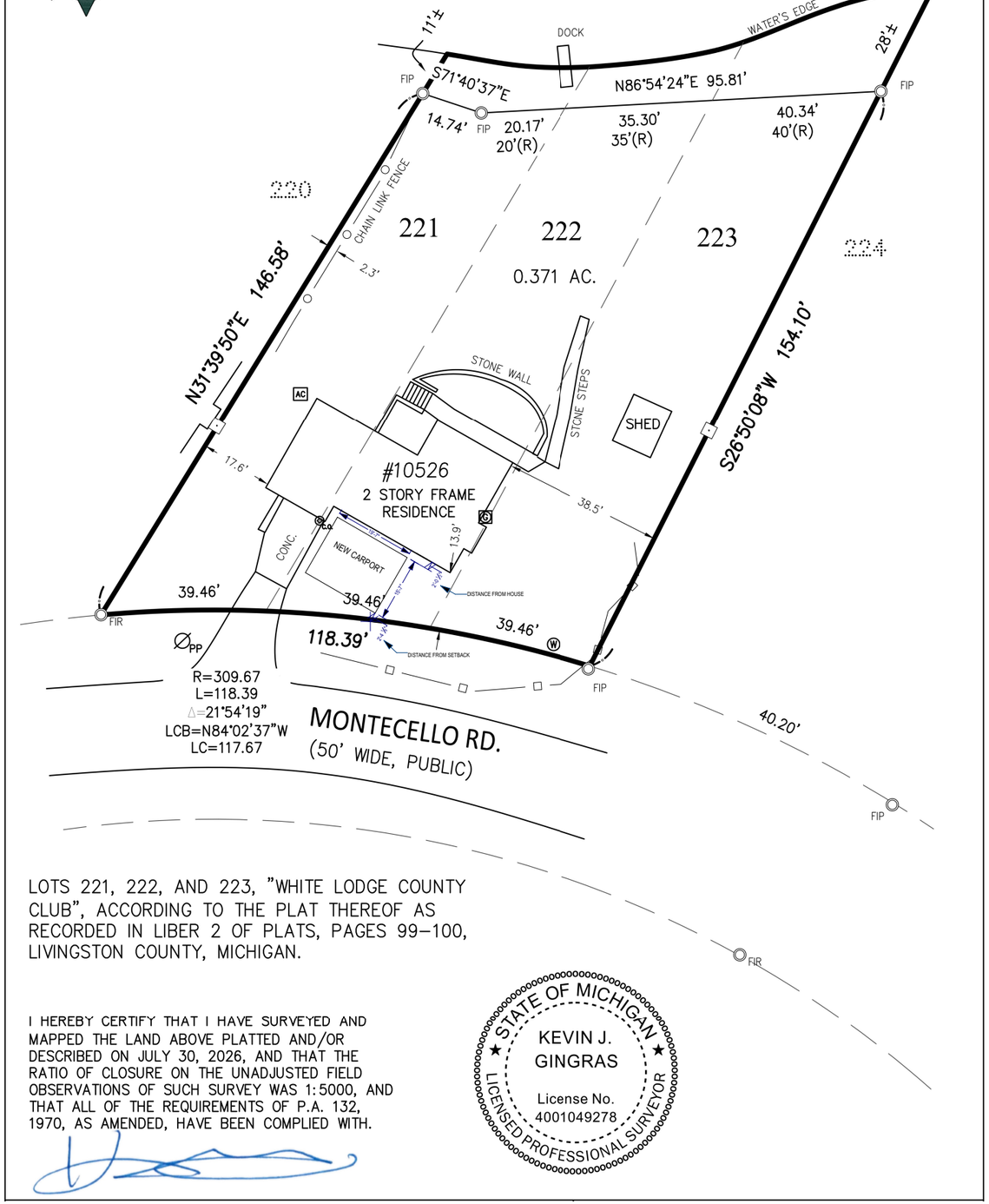
S-101



TERRAIN PLAN
1/32 IN = 1 FT

CERTIFICATE OF SURVEY

BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES, SOUTH
ZONE, NAD '83



LOTS 221, 222, AND 223, "WHITE LODGE COUNTY CLUB", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGES 99–100, LIVINGSTON COUNTY, MICHIGAN.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON JULY 30, 2026, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

STATE OF MICHIGAN
KEVIN J. GINGRAS
License No. 4001049278
LICENSED PROFESSIONAL SURVEYOR

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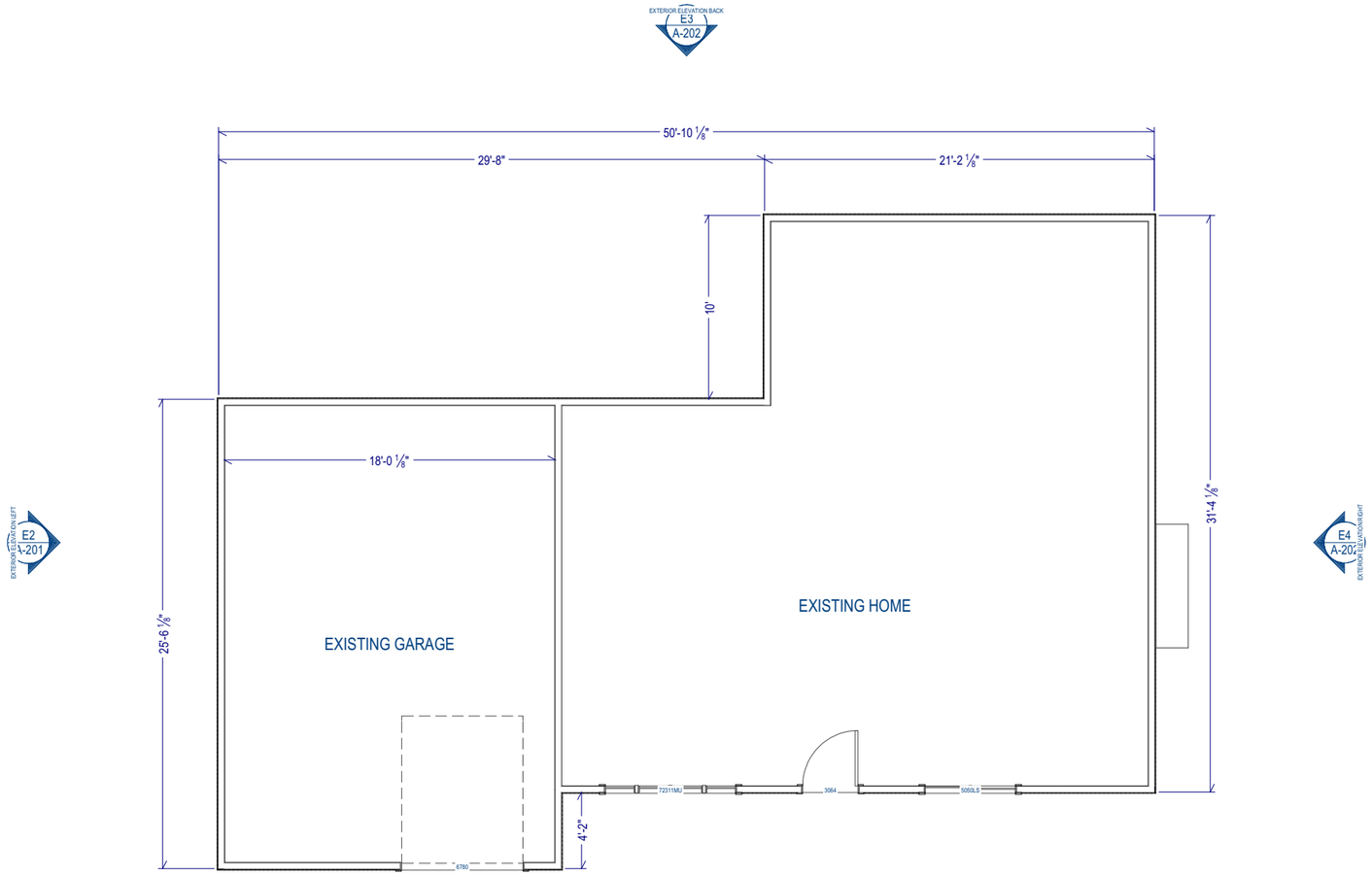
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NEW BUILD SITE PLAN

S-102



EXISTING HOUSE
1/8 IN = 1 FT

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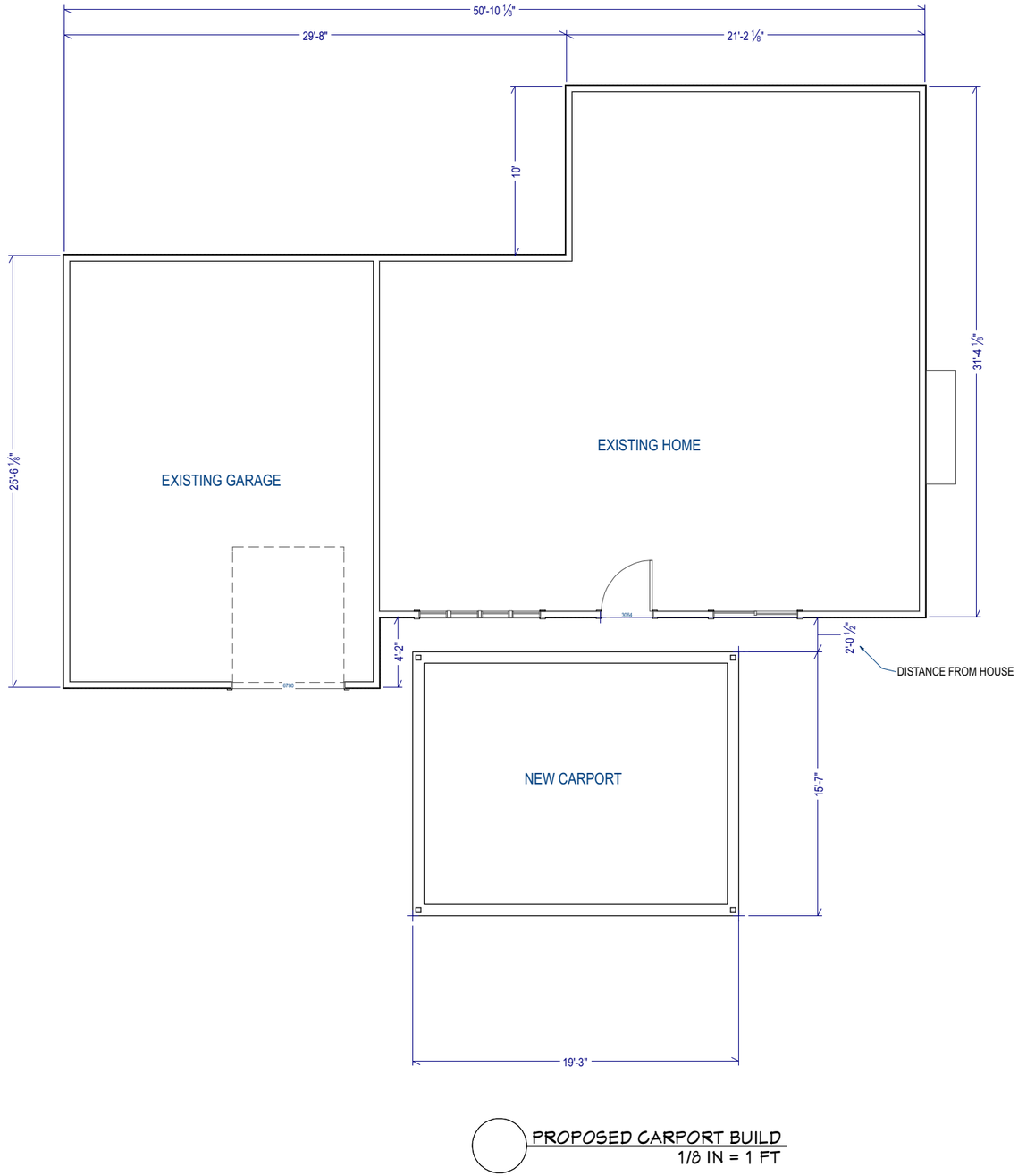
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EXISITNG

A-101



PROPOSED CARPORT BUILD
1/8 IN = 1 FT

GENERAL

- Construct new carport structure measuring **15'7" wide × 19'3" long** in front of existing house.
- Roof will be **single-slope (shed style)** pitching in one direction only.
- Roof pitch: **2:12**.
- Roofing material: **metal panels** with appropriate trim and flashing.
- Provide all labor, materials, equipment, and inspections required for a complete installation.

CONCRETE SLAB

- Excavate and prepare area for new carport slab.
- Install **compacted gravel base** (4" minimum).
- Pour new **reinforced concrete slab**:
- Thickness: **4" slab** minimum.
- Reinforcement: **wire mesh or fiber**, with optional #4 rebar perimeter.
- Control joints cut within 24 hours.
- Slope slab slightly for drainage away from structure.
- Finish: broom finish unless otherwise specified by client.

FRAMING

- Install structural posts sized per load (typical: **4×4 or 6×6 PT posts**, depending on engineering).
- Set posts in **concrete footings** or **post brackets** anchored to slab.
- Install beams sized per span (typical: **2×8 or 2×10**, depending on load and spacing).
- Install rafters/sloped framing to achieve **2:12 pitch**.
- Rafter spacing: **24" O.C.** unless otherwise required.
- Install all necessary hardware:
- Post bases
- Beam hangers
- Rafter ties
- Structural screws/fasteners

ROOFING

- Install roof sheathing if required by metal manufacturer (optional depending on panel type).
- Install **metal roofing panels**:
- Color and profile per client selection.
- Panels installed perpendicular to slope.
- Include ridge/transition trim, drip edge, and sidewall flashing.
- Install closure strips and sealant where needed to prevent water intrusion.
- Ensure proper overhang and water runoff direction.

DRAINAGE & WATER MANAGEMENT

- Direct roof runoff away from house and slab.
- Optional: install gutters/downspouts if requested by client.

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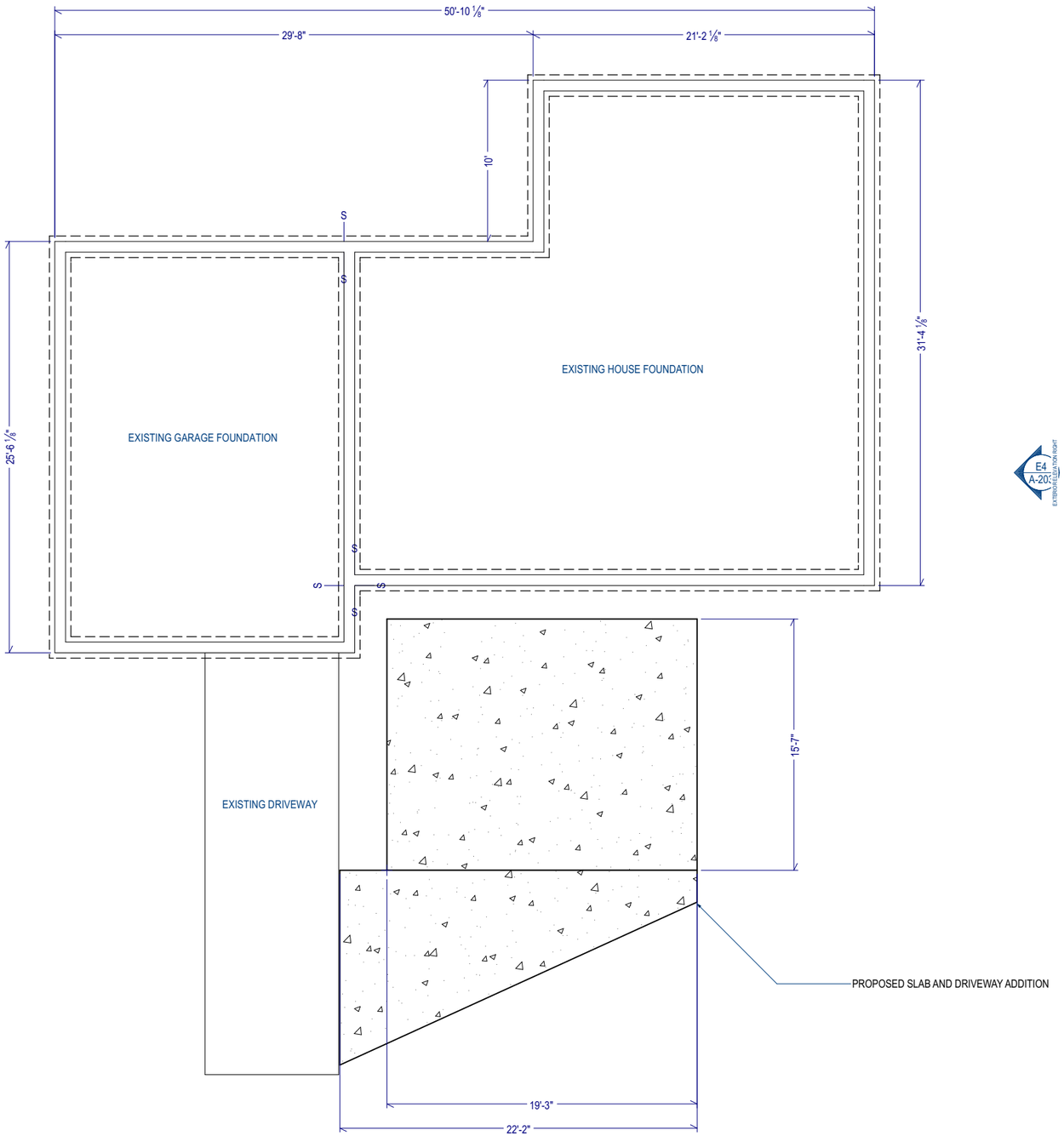
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PROPOSED REMODEL

A-103



FOUNDATION

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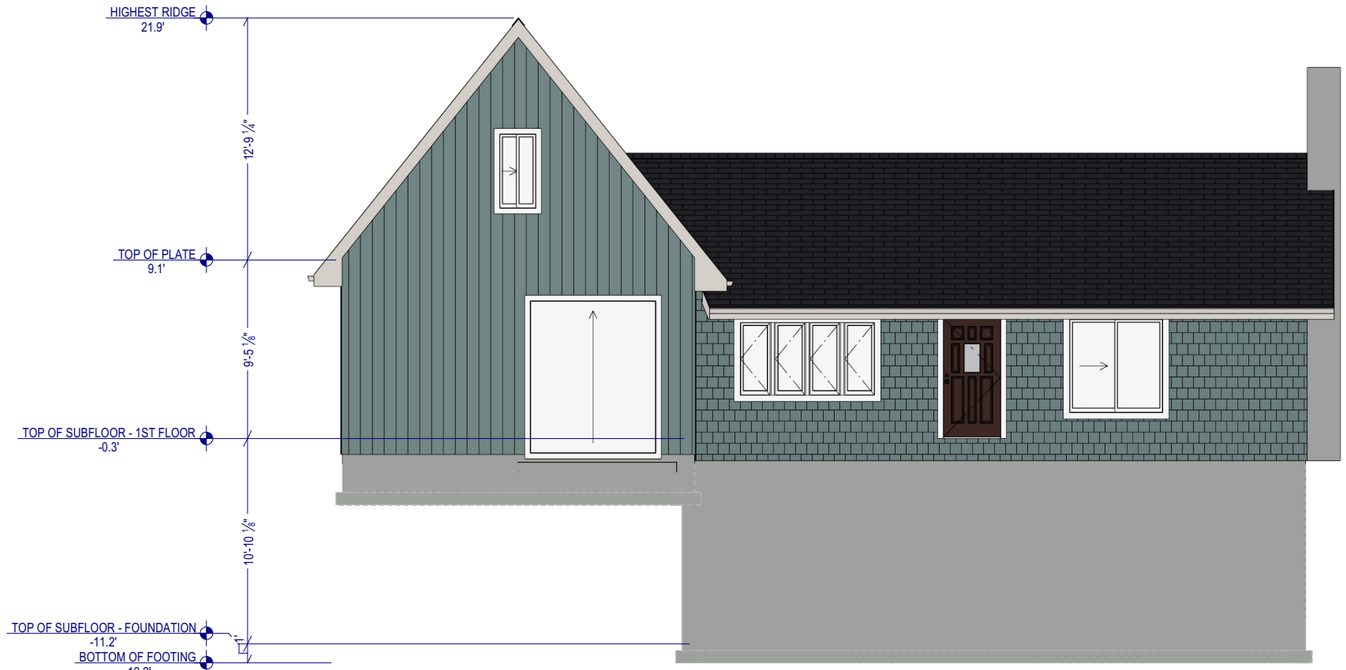
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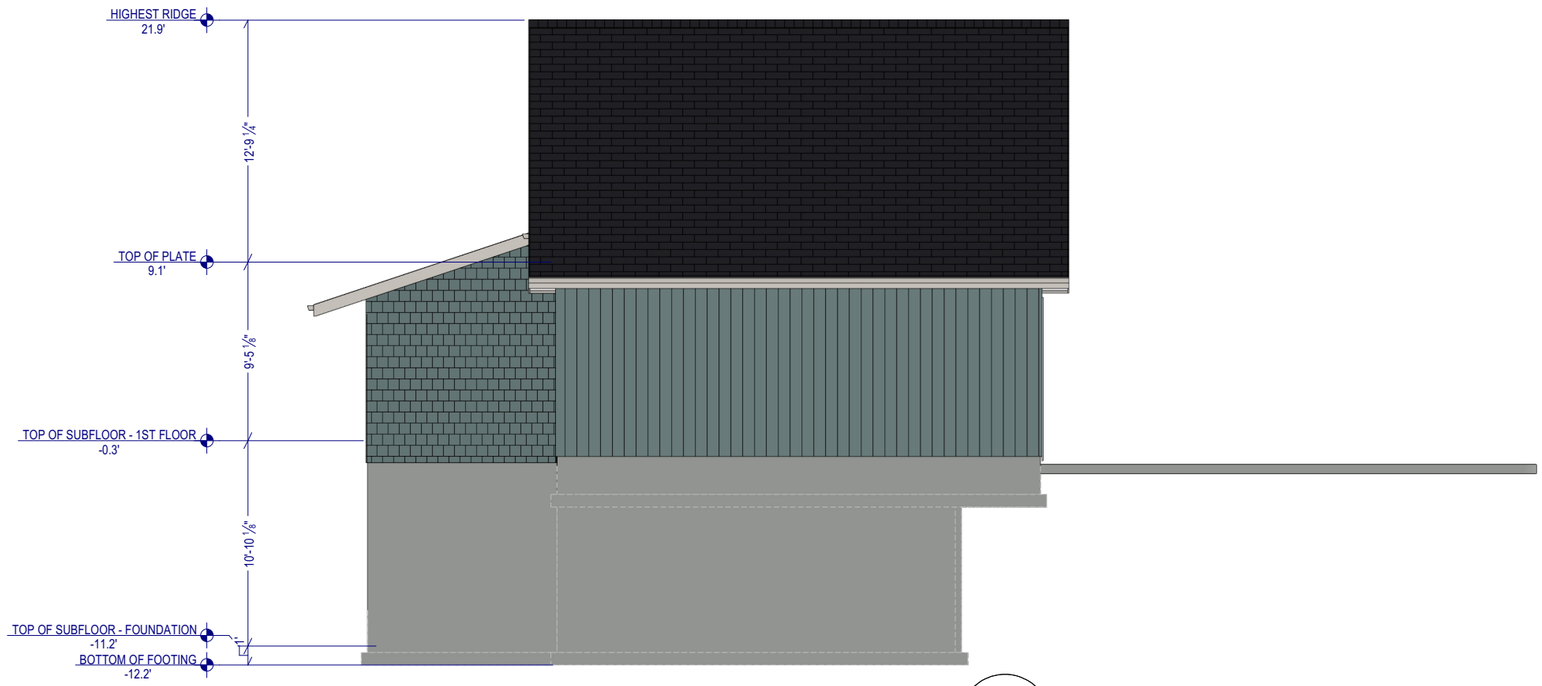
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FOUNDATION

A-104



E1 EXTERIOR ELEVATION FRONT
1/8 IN = 1 FT



E2 EXTERIOR ELEVATION LEFT
1/8 IN = 1 FT

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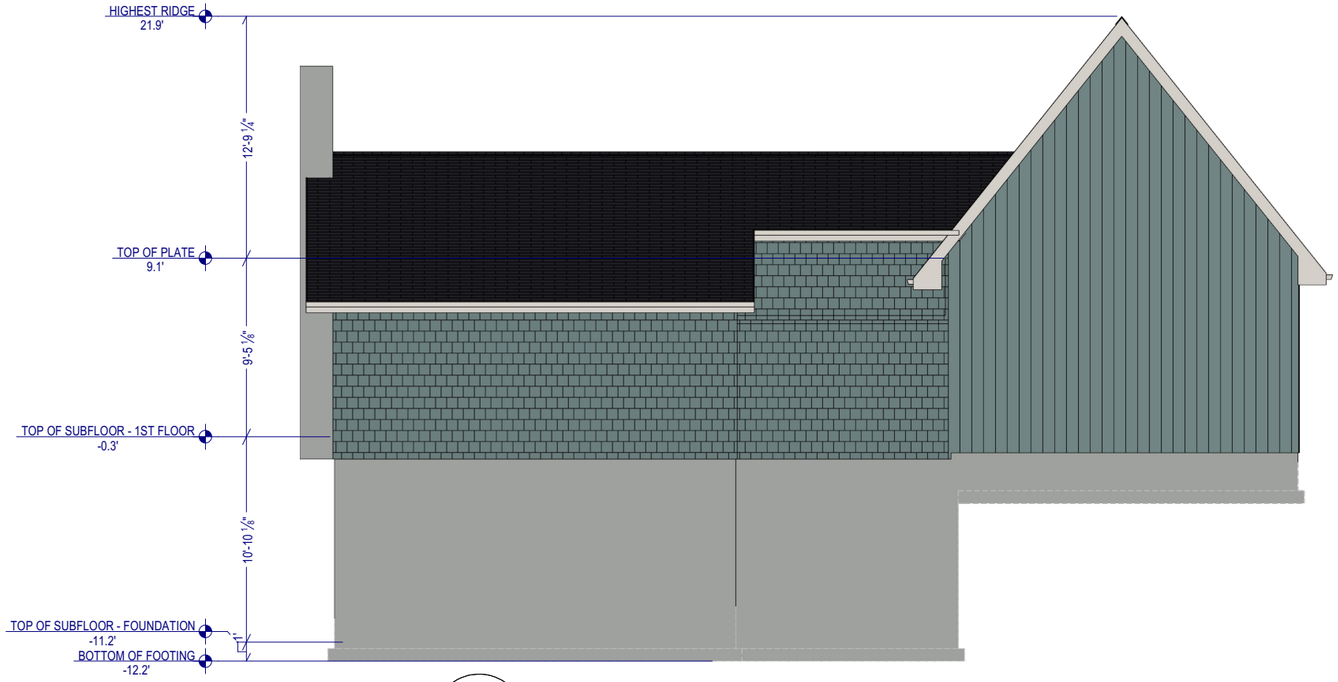
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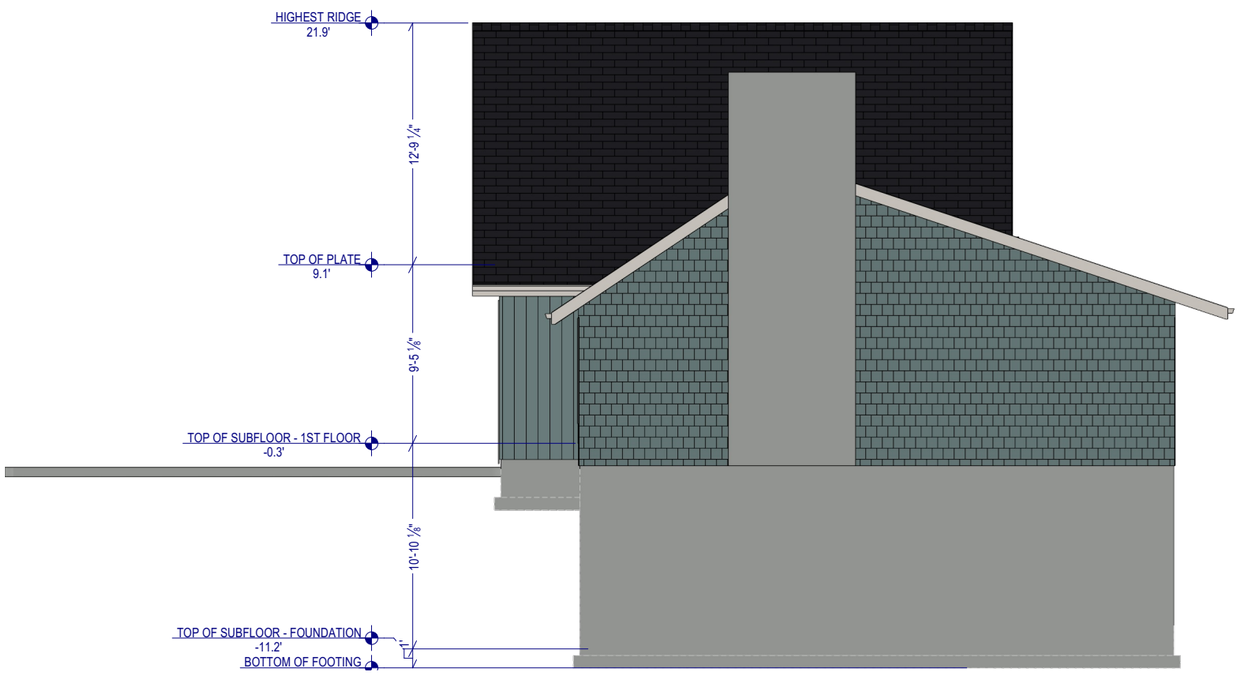
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EXISTING ELEVATIONS

A-201



E3 EXTERIOR ELEVATION BACK
1/8 IN = 1 FT



E4 EXTERIOR ELEVATION RIGHT
1/8 IN = 1 FT

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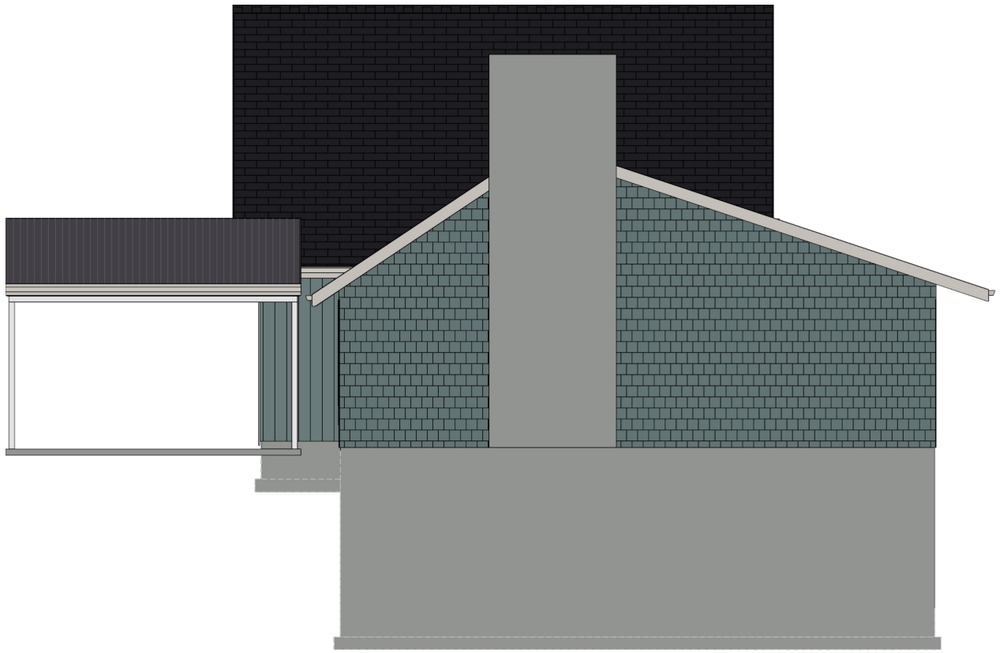
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EXISTING ELEVATIONS

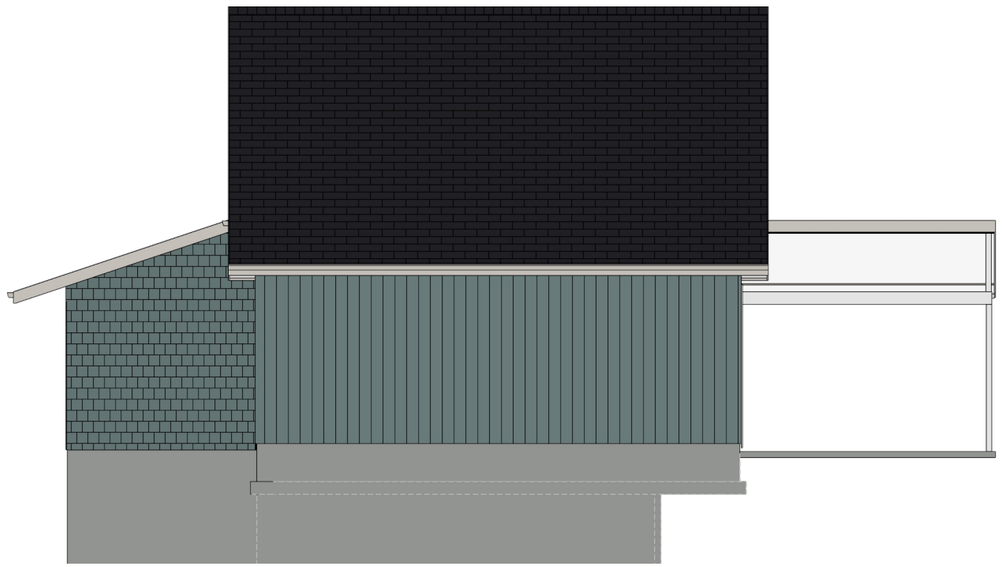
A-202



E1 EXTERIOR ELEVATION FRONT
1/8 IN = 1 FT



E4 EXTERIOR ELEVATION RIGHT
1/8 IN = 1 FT



E2 EXTERIOR ELEVATION LEFT
1/8 IN = 1 FT

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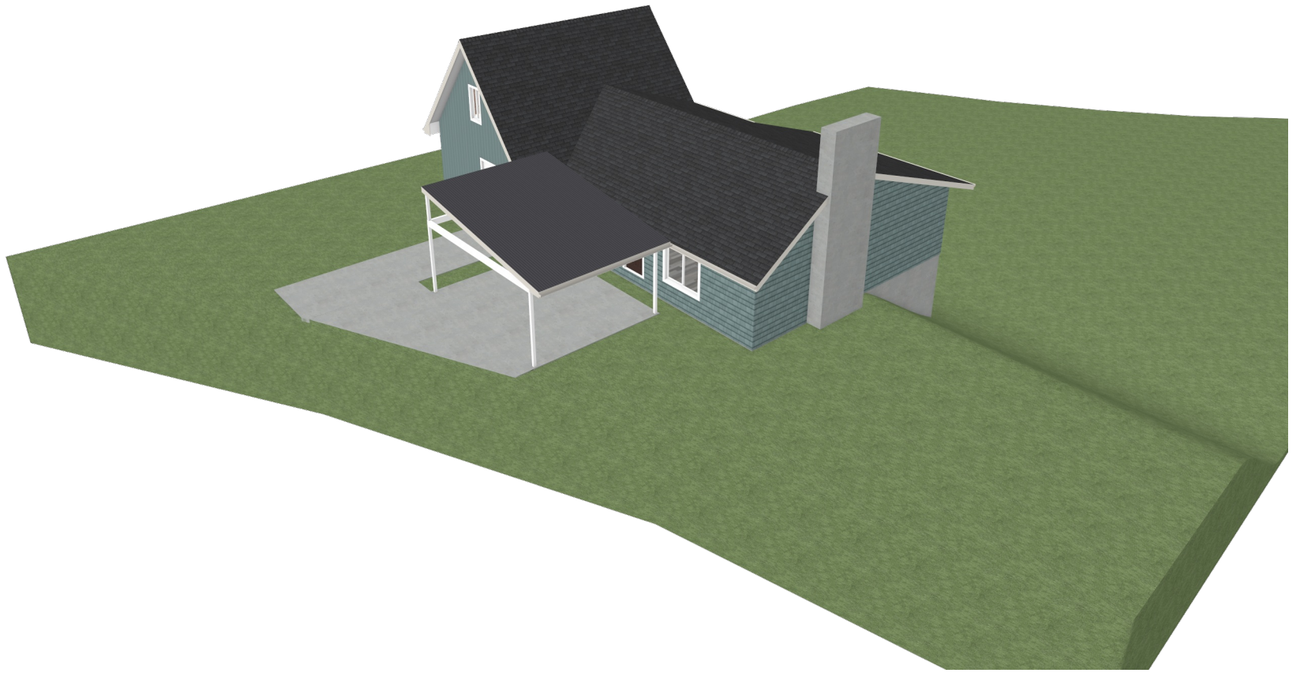
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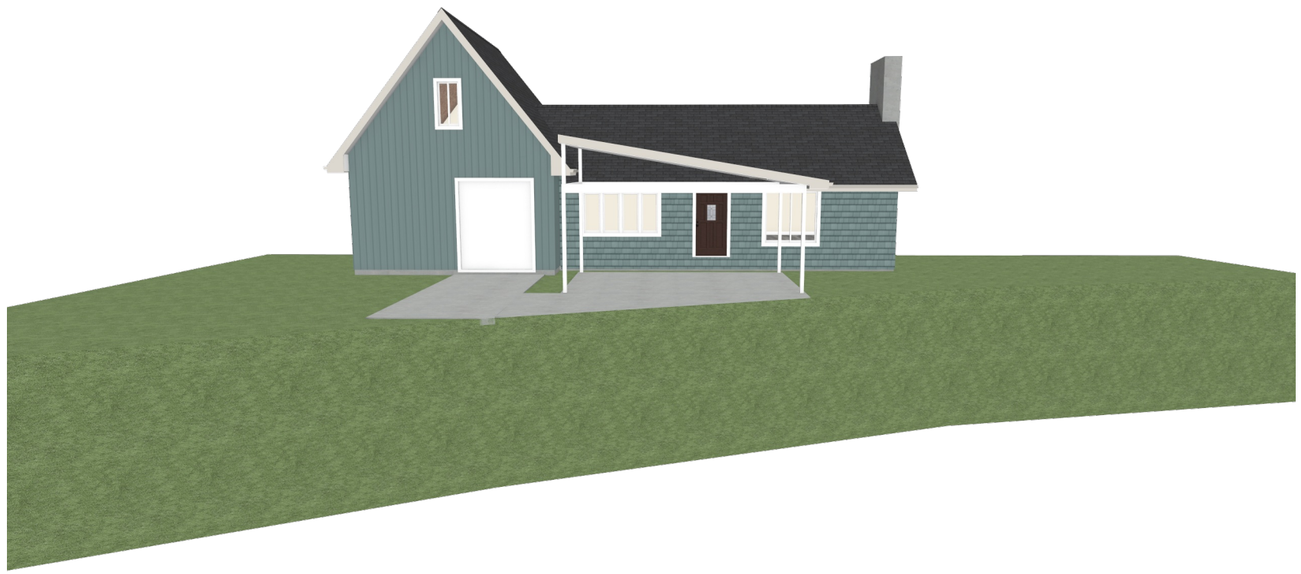
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ELEVATIONS

A-203





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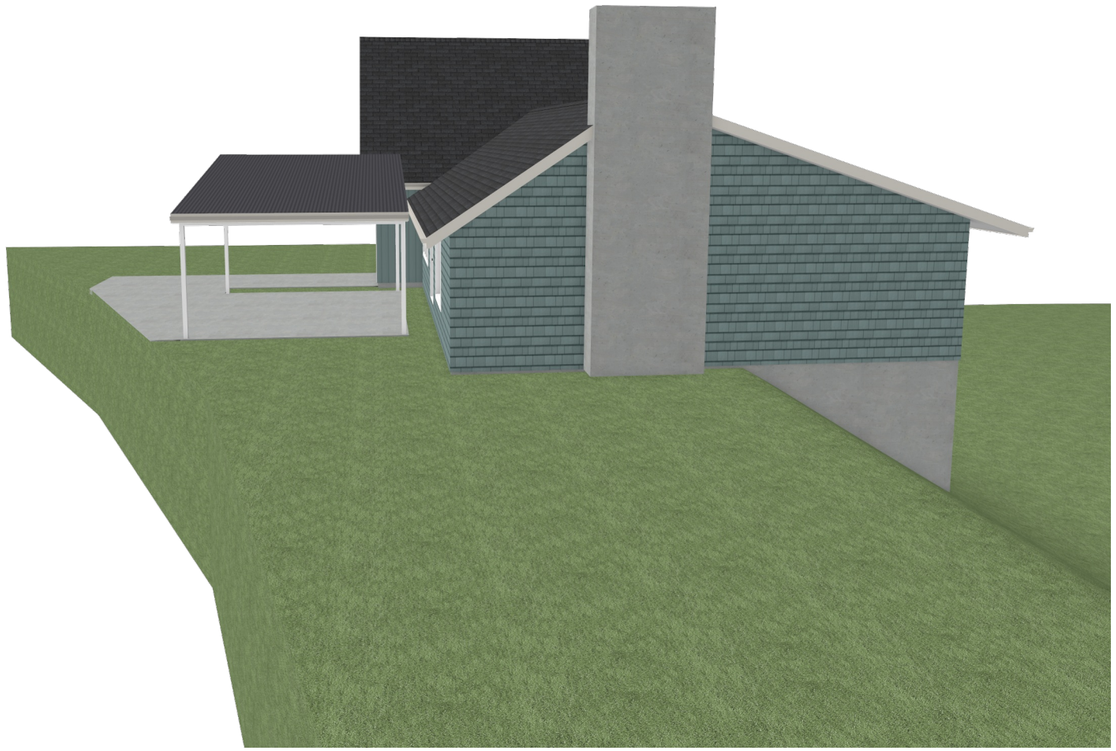
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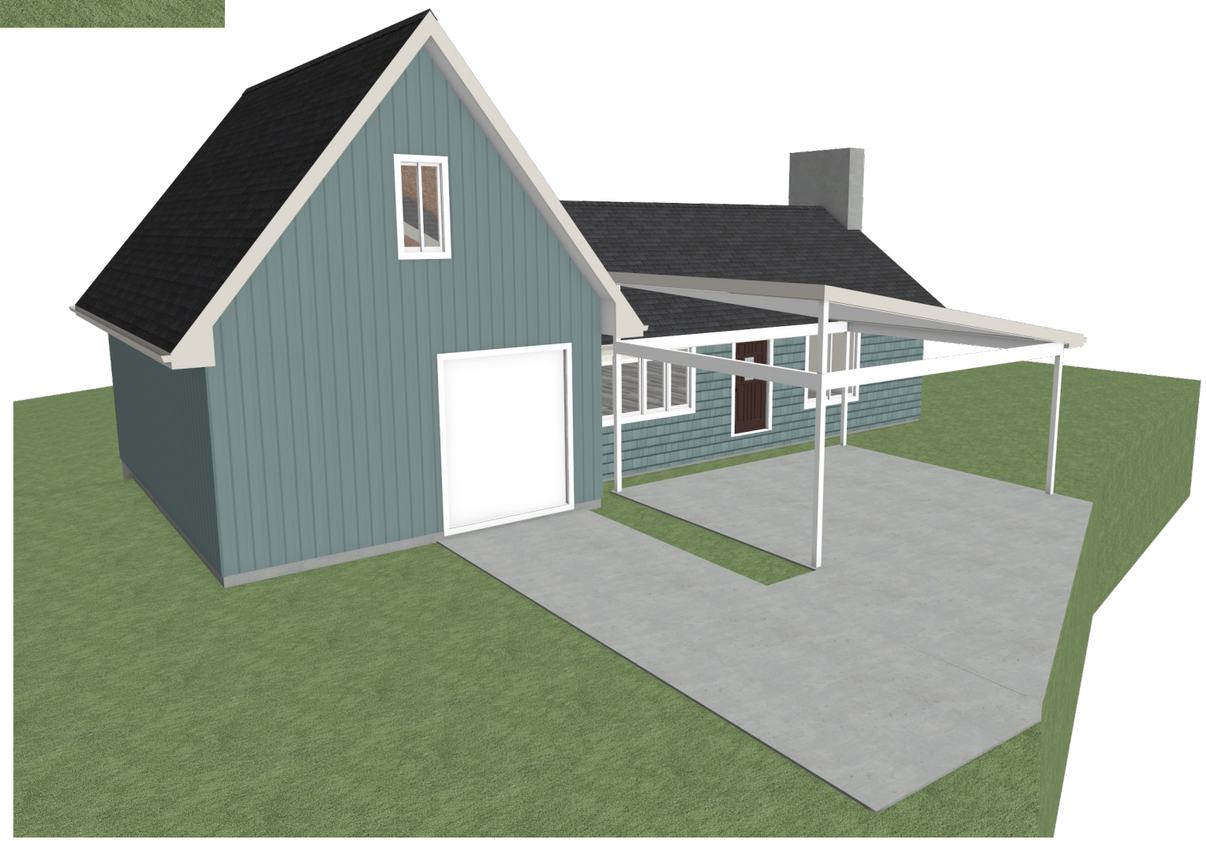
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DETAILS

A-501





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DETAILS

A-502

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a great place to grow

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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 9, 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.

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD
Members PRESENT:
Kevin Galbraith, Alternative
Joanna Hardesty, Trustee
Brian Ignatowski, Chair
Benedict Russell
William Rill

ABSENT:
Ron Muir, PC Rep

CONSENT AGENDA

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

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

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. **ZBA 26-0008**

   Owners: Matthew & Lisa Short
   Location: 8750 Rushside Dr
   Parcel ID: 4715-17-402-122
   Request: Variance application to permit the construction of a second story addition with variance of 5.6 ft where 10 ft is required, per Section 36-171 (D).

Chair Ignatowski opened this case for public comment, but no one came forward so he closed it. Ignatowski then invited the applicants to the podium to discuss their variance request. Matthew let the ZBA members know that they are not expanding the footprint of the home or garage but only going up one story over the existing structures. They are also proposing to attach the single-story home to the detached garage. Expanding area to gain a little more room with a bathroom.

Chair Ignatowski invited David Rohr to brief the members on his staff report. David stated that this addition is expanding the current nonconformity so that is why this case is being brought to the ZBA. There is limited room on the parcel for an addition, and this is a good approach to increase the livable area of the home.

Chair Ignatowski invited the ZBA members for discussion about this case. Member Russell stated that this is already a preexisting nonconformity and the homeowner didn't create it. There are many such nonconformities that exist in the township. Russell asked if this request involved any variance issues. David said just for the side setback due to the vertical expansion. Trustee Hardesty asked Mr. Short if he lived permanently in the home. He said yes. She then asked if he had talked to the neighbors on either side of him about this proposal. He said that he had and they had no objections to this addition. Member Rill said it was straight forward and he support it. Ignatowski asked if David had received any letters of support or phone calls from the Short's neighbors. David said no.

Approval Motion made by Member Rill, seconded by Member Russell, to approve variance application ZBA #26-0008, located at 8750 Rushside Dr, TID# 4715-17-402-122, to permit the construction of a second-story over the existing home and detached garage, with a first-floor addition that will connect the home and detached garage, with a side set back of 5.6 ft, where 10 feet is required, per Section 36-171 (D).

This 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)

VOTE: MOTION CARRIED UNANIMOUSLY

2. **ZBA 26-0009**

   Owners: Michael Winson
   Location: 4465 Shoreview Ln.
   Parcel ID: 4715-33-110-135

Request: Variance application to permit the construction of a new home. Variance request to build home 82 feet from the OHM (high water mark), rather than the required 125 feet, per Section 36-171 (4) in Natural River Residential District.

Chair Ignatowski opened this case to public comments. Member Rill stated that in the past (19 years ago), the ZBA would compare the variance applicant's property setback from the river to the average setback of the two nearest homes. Rill said that this case does not meet that average setback from the river. Rill said one home had a 4-foot setback, and the other home had a 6-foot setback from the river. Chair Ignatowski asked Steve Dornbos (lives at 4459 Shoreview Ln) to come up to the podium to discuss his objections to this case as proposed. Steve requested that this home be built with an additional 2-foot more setback from the river. Ignatowski asked if anyone else from the public wanted to comment on this case. Since no one else came up, he closed this portion of the meeting.

Chair Ignatowski asked for the applicant to come up to the podium to talk about his variance request. Michael stated that he proposed to place the home in same area as the rest of the homes along the river here. He said he had no idea about this river setback average of the homes next door. Then Ignatowski opened the case to David Rohr to discuss the staff report. David let the ZBA members know that there were two corrections to this case. The side setback on the survey was incorrect. David said he measured it with the measurement wheel and he got 10 feet. The other correction is that instead of the home being 82 feet from the river OHM (high water mark), the actual setback is 64 feet. This is a big difference there. David said that the applicant did try to place the home in line with the rest of the homes along the river. Winson isn't projecting his proposed home further out towards the water than the neighbor's homes. Since this is the Natural Rivers Residential Zoning District, 125 feet is the standard river setback required here. David stated most of the parcels and structures are nonconforming in this area. David said staff supports the building of this structure.

Chair Ignatowski opened the case to the ZBA members for discussion. He said that there are a few changes to this case. Trustee Hardesty asked Mr. Winson how this garage ended up being only a garage on this parcel. Winson stated that the house was on one lot and the garage on the other lot. The owner sold the home after he built the garage. She asked him why the proposed new home couldn't be connected to the existing garage near the street. Winson told Hardesty that the garage foundation required helical piers to connect the two structures, which increased the expense by $50,000. If he didn't do helical piers, then the home could not be connected to the garage. Hardesty explained to the rest of the ZBA board that their members are charged to ensure that we give the least amount of a variance to correct or adjust the hardship. She said that this is a very narrow lot. She expressed that she felt that they were being asked for an awful lot here. 82-foot setback has been changed to 64-foot setback, which is even less of a river setback. Hardesty said she had a problem with this request. She said she believes he should ensure the garage can be attached to the home with helical piers, despite the cost issue.

Ignatowski asked David if the applicant could amend his proposal to meet the additional 2-foot setback from the river during this meeting. David said yes. Rill said that the applicant didn't build the garage, so he is adapting to what exists there currently. Rill said he didn't believe that the applicant needed to attach the garage to the proposed house. Michael said that he would have to look at the walls of the neighbor's homes, if he moved his proposed home back 12 feet. He said he had talked to the neighbor (David) prior to this scheduled ZBA case. Rill asked Michael if he had any issues with moving the

proposed home back 2 feet. He said no. He stated that he wanted to have a good relationship with his neighbor since they will be living next door to each other for the next 30 years.

Approval Motion made by Member Rill, seconded by Member Russell, to approve variance application ZBA #26-0009, located at 4465 Shoreview Ln, TID# 4715-33-110-135, to permit the construction of a new home, with a river setback of 64-feet, where 125 feet is required, per Section 36-171 (4).

This 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) Nay: (1) Trustee Hardesty Absent: (1)

VOTE: MOTION CARRIED

3. **ZBA 26-0010**

   Owners: Vita McCabe
   Location: 5130 Edgelake
   Parcel ID: 4715-27-103-011 & 4715-27-103-012 (vacant parcels)
   Request: Variance application to permit the construction of a new detached garage, with a zero-foot setback from the natural features wetland setback, where 50 feet is required, per Section 36-293 (c) b. Also requesting a front yard setback of 15 feet where 25 feet is required, per Section 36-171 (D).

Chair Ignatowski opened this case for public comment, but no one came forward so he closed it. Ignatowski then invited the applicants to the podium to discuss their variance request. Sean and Vita explained that they combined the two vacant parcels across from their home at 5130 Edgelake so they could build a garage on this vacant area. They did reduce the size of the garage to meet the maximum size of 800 sq. feet. To meet the minimum wetland disturbance of their EGLE permit, they proposed to build the garage in the middle of the two lots, towards the street. Vita shared that they have provided letters of support from the neighbors.

Then Ignatowski opened the case to David Rohr to discuss the staff report. David let the ZBA members know that he had been working with the applicants and Todd's Services on this case for the past 4 months. He required that they go to EGLE first for their permit. EGLE did grant them a permit to build here. They are filling an area that is 57 feet by 60 feet, which isn't a very large area. Many other residents have built similar structures in this area so this proposed garage will not be out of character here. David said he supports this project.

Chair Ignatowski opened the case to the ZBA members for discussion. Trustee Hardesty asked the applicants how they got EGLE to approve this permit even though it is in a regulated wetland. Since the neighbors support this proposed project, then she said she could support this too. Hardesty asked if the home parcel had a garage on it. Sean told her that it was converted into an office. He said that building doesn't have any garage doors, so that is why it is being used as a separate office. The home is 900 sq. ft with a family of four people living there, and they just need more space. Ignatowski said he supports this proposal.

Approval Motion made by Trustee Hardesty, seconded by Member Russell, to approve variance application ZBA #26-0010, located at 5130 Edgelake, TID# 4715-27-103-011 & 4715-27-103-012 (vacant), to permit the construction of a new 800 sq. foot detached garage, with a natural features setback of zero feet, where a 50-foot setback is required, per Section 36-293 (c)b, and a front yard setback of 15 ft, where 25 feet is required, per Section 36-171 (D).

This 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)

VOTE: MOTION CARRIED UNANIMOUSLY

APPROVAL OF THE MEETING MINUTES

Approval motion was made by Trustee Hardesty, seconded by Member Russell, to approve the ZBA Meeting Minutes from July 8, 2026, as presented.

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

VOTE: MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

Approval motion made by Member Rill, seconded by Member Russell, to adjourn at 6:32 pm.

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

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