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**Zoning Board of Appeals Agenda  
Wednesday, October 10, 2018  
7:00 P.M.**

- 1. Call to order**
- 2. Pledge to the Flag**
- 3. Roll call of the Board**
- 4. Correspondence**
- 5. Approval of agenda**
- 6. Call to the public**
- 7. Variance requests**

**ZBA 2018-0010**

Owner: Richard and Kristine Mancik

Location: 5229 Post Drive  
Pinckney MI 48169

Parcel ID: 15-27-105-039

Request: Variance application to allow the demolition and reconstruction of a 1,053-square foot dwelling, with a walkout basement and partially constructed 729-square foot attached garage. The proposed dwelling would have a 7-foot, 3-inch north side yard setback (10-foot side yard setback required, Section 7.6.1.), and a 576-square foot elevated deck with a 6-foot, 6-inch north side yard setback (8-foot setback required, Section 8.17.1.).

**ZBA 2018-012**

Owner: David and Sharon Gauntlett

Location: 2105 Cardinal Court  
Pinckney MI 48169

Parcel ID: 15-31-302-020

Request: Variance application to allow for an 875-square foot second-story addition to an existing dwelling. The addition will have a 24.1-foot south front yard setback along Cardinal Court and a 20.5-foot west front yard setback along Algonquin Drive (25-foot front yard setback required along both street frontages, Section 7.6.1.fn4.).

Variance application to allow for a 1,166-square foot, two-story addition to the north façade of the dwelling. The addition will have a 16-foot west front yard setback along Algonquin Drive (25-foot front yard setback required, Section 7.6.1.fn4.) and a 15-foot north rear yard setback (30-foot rear yard setback required, Section 7.6.1.).

**8. New/Old business**

a) Approval of September 12, 2018 minutes and 2018-007 and 2018-009 memo of findings

b) 2019 ZBA meeting dates

**9. Adjournment**



# Zoning Board of Appeals Staff Report

## AGENDA ITEM: 7a

**TO:** Zoning Board of Appeals  
(ZBA)

**FROM:** Amy Steffens, AICP  
Zoning Administrator

**HEARING  
DATE:** October 10, 2018

**SUBJECT:** ZBA 18-010

**PROJECT  
SITE:** 5229 Post Drive  
(TID 15-27-105-039)

**APPLICANT/  
OWNER:** Richard Mancik

**AGENT:** None



**Request:** Variance application to allow the demolition and reconstruction of a 1,053-square foot dwelling, with a walkout basement and partially constructed 729-square foot attached garage. The proposed dwelling would have a 7-foot, 3-inch north side yard setback (10-foot side yard setback required, Section 7.6.1.), and a 576-square foot elevated deck with a 6-foot, 6-inch north side yard setback (8-foot setback required, Section 8.17.1.).

### **Site description and history**

The subject site is a 20,603-square foot parcel improved with a 1,053-square foot, single-story dwelling with a walk-out basement and a partially constructed 729-square foot attached garage. The site fronts onto Post Drive to the south; Zukey Lake is to the west, a vacant residential parcel is to the north, and a park and a single-family dwelling are to the south.

If approved, the variance request would allow for the demolition of the existing dwelling and the reconstruction, using the same footprint, of the 1,053-square foot dwelling. The dwelling would have a 7-foot, 3-inch north side yard setback, where a 10-foot side yard setback is required. Additionally,

the proposed 576-square foot elevated deck would have a 6-foot, 6-inch north side yard setback, where an 8-foot setback is required.

On September 2, 2014, the township issued a land use permit for the construction of a 729-square foot attached garage. However, on November 7, 2017, the Livingston County Building Department notified the township that, due to a lack of progress or job abandonment, the county permits were closed. On May 1, 2018, the township confirmed that the attached garage had been partially completed and that the lack of completion was a violation of General Ordinance 38-C, Anti-blight and anti-nuisance. At that time, the property owner indicated that a completed land use permit application for the completion of the garage would be submitted by May 3, 2018. The plans submitted in July did not address all of the requirements; however, after revising the plans the applicant decided to demolish the existing structure and re-build in the same footprint.

### **Standards of Review**

The Zoning Board of Appeal's (ZBA) decision in this matter is to be based on the findings of facts to support the following standards. The applicable discretionary standards are listed below in bold typeface followed by staff's analysis of the project as it relates to these standards. A variance may only be granted if the ZBA finds that all of the following requirements 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.**

Setback standards of the zoning ordinance serve multiple purposes: encourage orderly development of parcels, maintain open vistas of a neighborhood, and protect adjoining properties from negative impacts from development on adjoining parcels. There is nothing exceptional or extraordinary about the property that would warrant a deviation from the zoning ordinance. Of the 28 parcels within 300 feet of the site, the subject site is larger than 19 of them and is able to accommodate a dwelling and an elevated deck that meet the ordinance requirements. The applicant indicates in the application that the location of the house is due to an existing stone stairway to the rear of the property. The stairway could be preserved even if the house was built in a conforming location. The proposed house would have a 57-foot south side yard setback, meaning there are no constraints on the property itself that would warrant a deviation from the setback standards.

**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.**

Property rights are not advanced based on a single proposed site plan or architectural design. The dwelling could be relocated to a compliant location, and the deck could be reduced in size to meet the ordinance. An elevated deck does not preserve a substantial property right, nor does creating a non-conforming structure where one does not currently exist.

- 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.**

See analysis under standard number one.

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

The subject site is in the North Chain of Lakes planning area in the Master Plan. This area envisions continued residential development closely tied to the lake waterfronts. The proposed project would not adversely affect the purpose of objectives of the Master Plan.

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

The condition or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent a nature because this is a typical residentially-zoned parcel and developed for its intended use. Recent zoning text amendments have relaxed the setback standards for lots that have lot widths of less than sixty feet. However, the subject site is a larger than typical waterfront lot at nearly one-half an acre and with a lot width of 99 feet.

An amendment to the zoning ordinance Section 8.17., yard encroachments, was adopted in May, 2016. The amendment relaxed the setback standards for elevated decks to allow an elevated deck to encroach up to six feet into a required yard, provided that the elevated deck is not closer than eight feet to the property boundary. This zoning text amendment allows for greater development possibilities, especially on smaller lots.

An amendment to the zoning ordinance Section 11.3., non-conforming buildings and structures, was adopted in November, 2017. The ordinance previously allowed an expansion without ZBA approval of a non-conforming structure up to fifty percent of the market value of the existing structure. However, with the zoning text amendment the ordinance requires all new construction to come into compliance with the setback standards of the ordinance. Staff offers Section 11.3. as a reminder that the zoning ordinance is written to phase out non-conforming structures, not encourage or create them.

- 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 property is currently used for single-family residential use and the use will not change if the proposed variance request is granted.

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

The proposed site plan creates a self-imposed practical difficulty. The site can accommodate a conforming structure. The property itself, and not the design preference of the application, must be considered in determining if the variance request is the minimum necessary to permit reasonable use of the land. Demolishing the structure entirely offers the opportunity to bring the site into compliance with the zoning ordinance, and the zoning ordinance amendment adopted less than one year ago was written to address this situation.

**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 approve or deny the application. In the motion to approve or deny the project the ZBA should incorporate the ZBA's discussion and analysis of the project and the findings in the staff report. The Board then should direct staff to prepare a memorialization of the ZBA decision that reflects the board's action to accompany the hearing minutes and to be reviewed and approved at the next ZBA hearing.

**Denial Motion:**

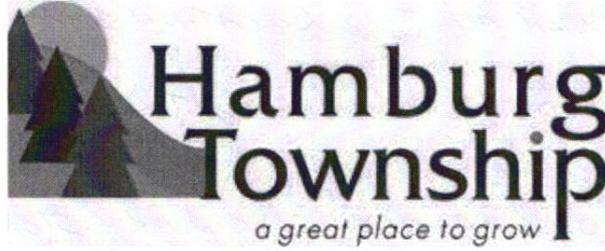
Motion to deny variance application ZBA 18-0010 at 5229 Post Drive to allow the demolition and reconstruction of a 1,053-square foot dwelling, with a walkout basement and partially constructed 729-square foot attached garage. The proposed dwelling would have a 7-foot, 3-inch north side yard setback (10-foot side yard setback required, Section 7.6.1.), and a 576-square foot elevated deck with a 6-foot, 6-inch north side yard setback (8-foot setback required, Section 8.17.1.). The variance does not meet variance standards one, two, three, five, or seven of Section 6.5 of the Township Ordinance and a practical difficulty does not exist on the subject site when the strict compliance with the Zoning Ordinance standards are applied as discussed at tonight's hearing and as presented in the staff report. The Board directs staff to prepare a memorialization of the ZBA findings for the project.

Exhibit A: Application Materials (including project plans)

Exhibit B: DPW review

ZBA Case Number 18-0010  
\$550

HAMBURG TOWNSHIP  
Date 08/13/2018 3:36:38 PM  
Ref ZBA1800-10  
Receipt 1189628  
Amount \$550.00



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: August 13, 2018

2. Tax ID #: 15-27-105-038 Subdivision: \_\_\_\_\_ Lot No.: \_\_\_\_\_

3. Address of Subject Property: 5229 Post Dr.

4. Property Owner: RICHARD MANCIK Phone: (H) [REDACTED]

Email Address: [REDACTED]

Street: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

5. Appellant (If different than owner): \_\_\_\_\_ Phone: (H) \_\_\_\_\_

E-mail Address: \_\_\_\_\_ (W) \_\_\_\_\_

Street: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

6. Year Property was Acquired: 2007 Zoning District: WFR Flood Plain NO

7. Size of Lot: Front 99.4' Rear 99.03' Side 1 253' Side 2 261' Sq. Ft. \_\_\_\_\_

11. Dimensions of Existing Structure (s) 1st Floor 33x54' 2nd Floor Ø Garage \_\_\_\_\_

12. Dimensions of Proposed Structure (s) 1st Floor 33x54' 2nd Floor \_\_\_\_\_ Garage \_\_\_\_\_

13. Present Use of Property: SINGLE FAMILY HOUSE

14. Percentage of Existing Structure (s) to be demolished, if any 90 %

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:

THE HOMES N.W. FRONT CORNER IS AT 7'2" FROM PROPERTY LINE, NOT THE 10' AS REQUIRED SIDE SETBACK. THE HOME DOES TAPER AWAY, THE N.E. CORNER IS AT 10'.

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.

THIS HOME HAS BURN AT THIS LOCATION SAME FOOTPRINT SINCE 1921.

(ReBuild SAME FOOTPRINT!)

- 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.

THERE IS A 100 YEAR OLD CIRCULAR STONE STAIRCASE LEADING UP TO THE TERRACE, THAT WOULD BE LOST IF FOOTPRINT HAD TO BE MOVED.

- 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.

THERE IS A 30 TO 50,000.00 VALUE IN THE FOUNDATION AND BASEMENT THAT WOULD BE LOST IF THE FOOTPRINT HAD TO BE MOVED.

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

NOT CHANGING THE FOOTPRINT 1 INCH, ONLY A MINOR ROOF LINE CHANGE

- 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 HOME AND ALL ITS MECHANICALS ARE SUBSTANDARD, REBUILD TO CODE TO MAKE IT RIGHT!

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

SOME LOTS ALLOW FOR A 5' SIDE-SETBACK, LIKE THE LOT ON THAT SIDE. THAT WOULD GIVE THAT LOT 15' PLUS MY HOUSE AT 7', TOTAL OF OVER 22' BETWEEN HOMES.

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

THE VARIANCE IS FOR ONLY 2'-10" AT ONE CORNER STILL 2' MORE THAN THE 5' SOMETIMES GRANTED. (7'-2")

- 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 six (6) 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).

Richard Marich Aug. 13, 2018  
Owner's Signature Date

Richard Marich 8-13-18  
Appellant's Signature Date

PLEASE SEE BACK PAGE FOR SECOND PART OF VARIANCE.

**VARIANCE:** 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

**VARIANCE STANDARDS:**

- 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.

**VARIANCE APPLICATION CHECKLIST:**

(8) sets of plans must be submitted. The sets are for the individual use of the Zoning Board members and 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.

- \_\_\_\_\_ 1. **Zoning Board of Appeals Application Form**  
All Drawing should have a north arrow and be to scale
- \_\_\_\_\_ 2. **Site Plan with following information:**
  - a) Location and width of road (s) and jurisdiction (public or private road).
  - b) Location and dimensions of existing/proposed construction.
  - c) Dimensions, designation, and heights of existing structures on property clearly marked.
  - d) Dimensions of property.
  - e) Location and dimensions of required setbacks
  - f) Measurement from each side of existing and proposed structure to the property lines.
  - g) All easements
  - h) Any bodies of water (lake, stream, river, canal) with water body name.
  - i) Distance from any body of water.
  - j) Septic Tank and Field, Sewer Tap (Grinder pump), Water Well
  - k) All areas requiring variances clearly marked with dimensions and amount of variance requested.
  - l) Any outstanding topographic features that should be considered (hills, drop-offs, trees, boulders, etc.).
  - m) Any other information which you may feel is pertinent to your appeal.
  - n) If the variance is to a setback requirement a licensed professional stamp shall be on the site plan.
- \_\_\_\_\_ 3. **Preliminary sketch plans** may be submitted for the Appeal in lieu of final construction drawings.
  - a) Elevation:
    - i. Existing and proposed grade;
    - ii. Finished floor elevations
    - iii. Plate height
    - iv. Building height

- v. Roof Pitch
- b) Floor plans:
  - i. Dimension of exterior walls
  - ii. Label rooms
  - iii. Clearly identify work to be done
  - iv. Location of floor above and floor below
- c) All other plans you may need to depict the variance. (grading plans, drainage plans etc.....)

\_\_\_\_\_ **4. Proof of Ownership:** Include **one** of the following:

- a) Warranty Deed - showing title transaction bearing Livingston County Register of Deeds stamps
- 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 hearing are held of 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 schedule for that hearing.

Once the project has been schedule for a ZBA hearing:

All property owners within a three hundred (300) foot radius of the subject property shall be notified of 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 hearing date.

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

1. You or your representative (lawyer, builder, contractor, relative, friend) must attend.
2. Appeals are taken in order of submission.
3. Unless your 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.
4. **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.**

5. 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.
6. Rehearing requests may be charged \$200.00 for postage and newspaper costs in addition to the original \$325.00 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, 3 sets of your final construction blueprints and 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 6.6.4 (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 by the Board to be valid."

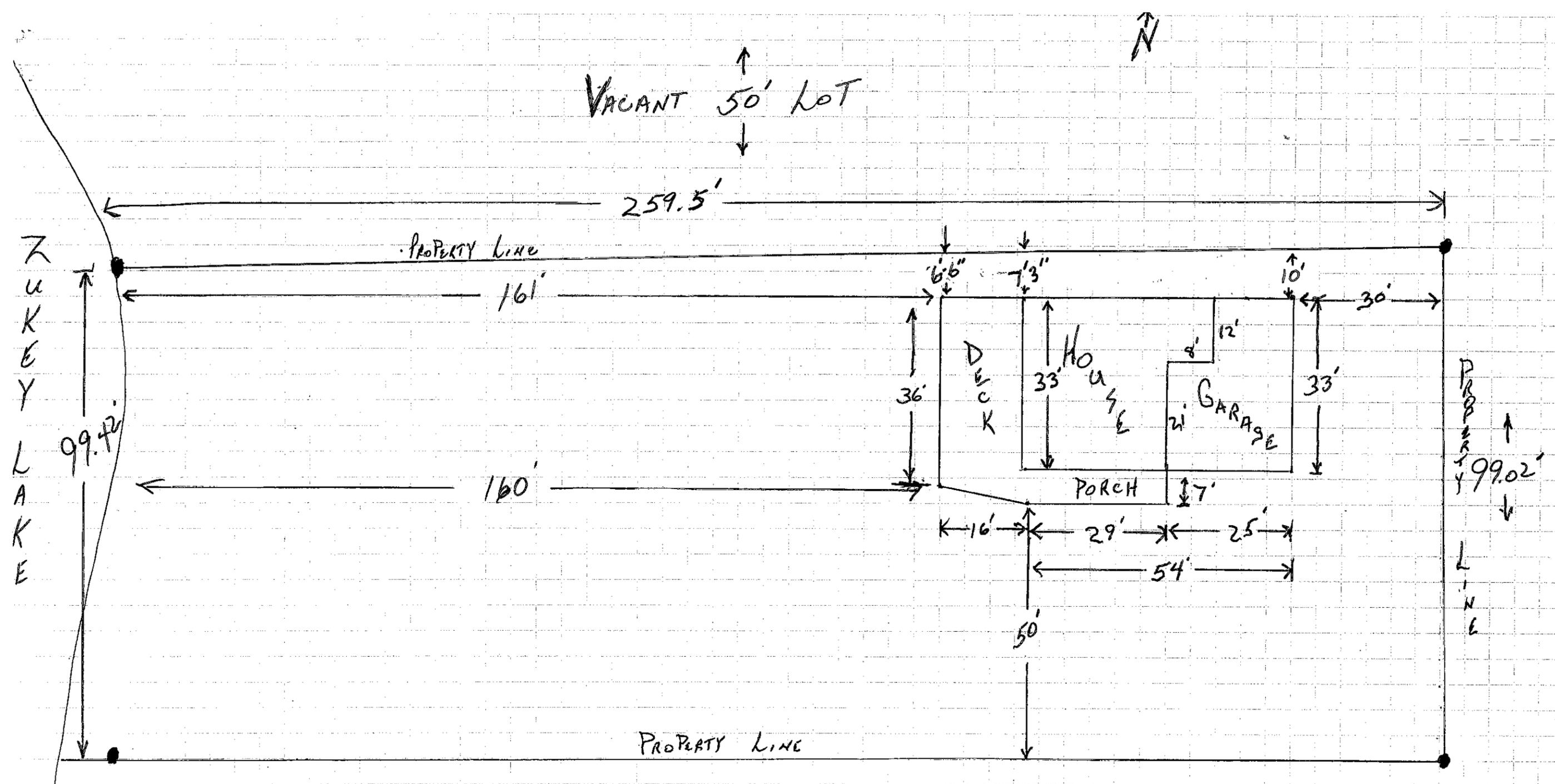
Section 6.7 of the Zoning Ordinance governs appeals to Circuit Court. If you desire to appeal the decision of the Zoning Board of Appeals, you need to contact your attorney for filing appeals to Circuit Court.

PART 2: THE NEW ELEVATED DECK'S FRONT LEFT CORNER (N.W) IS 6'-2" FROM PROPERTY LINE. THE SET BACK REQUIREMENT IS 8'. 1'-10" VARIANCE REQUEST!

THE REQUEST IS BASED ON APPEARANCE AND FUNCTIONALITY.

*Richard Morik*

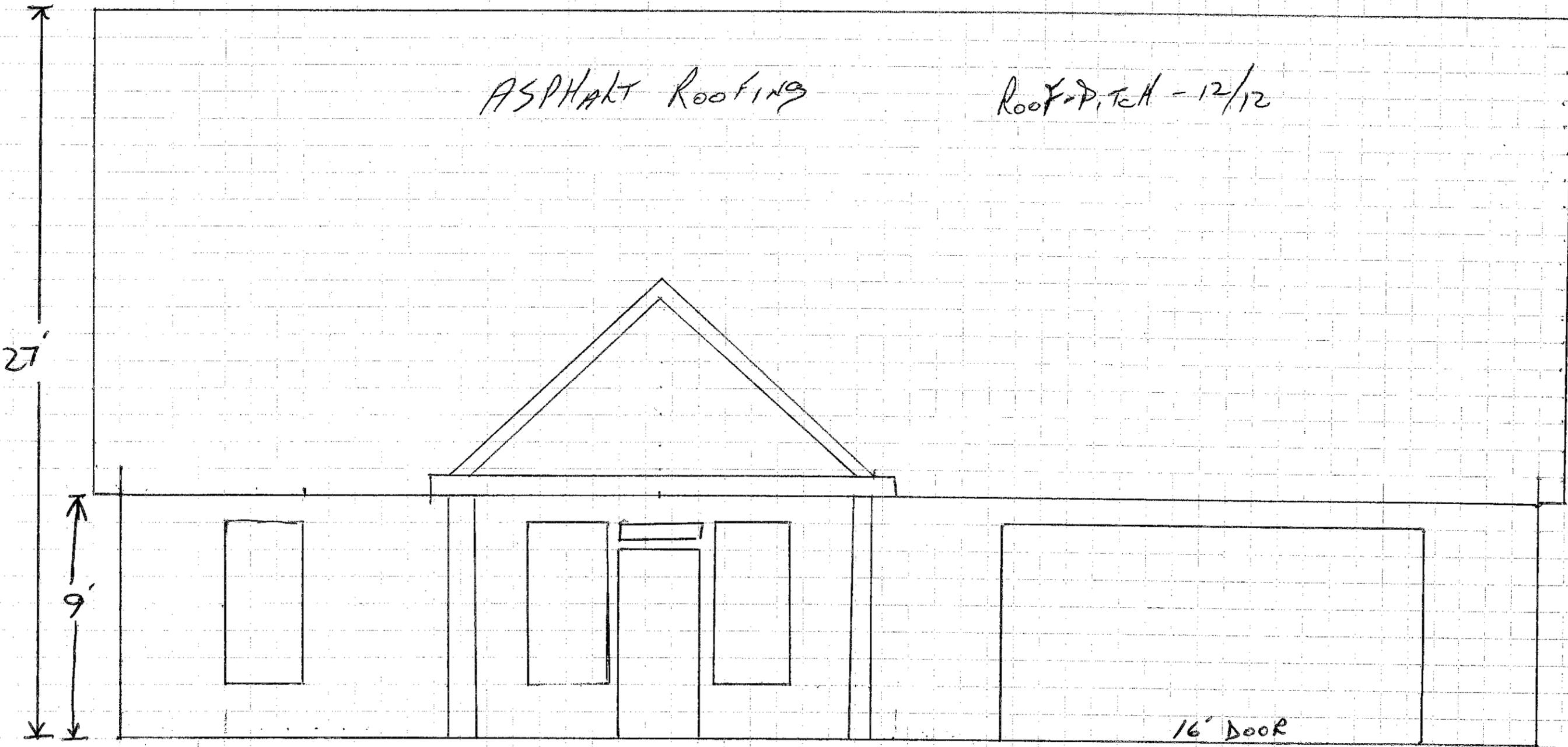
8-13-18



EXISTING FOOTPRINT NO CHANGE  
 SCALE 1/4" = 5'



Scale:  $\frac{1}{4}'' = 1'$



27'  
9'

ASPHALT ROOFING

ROOF PITCH - 12/12

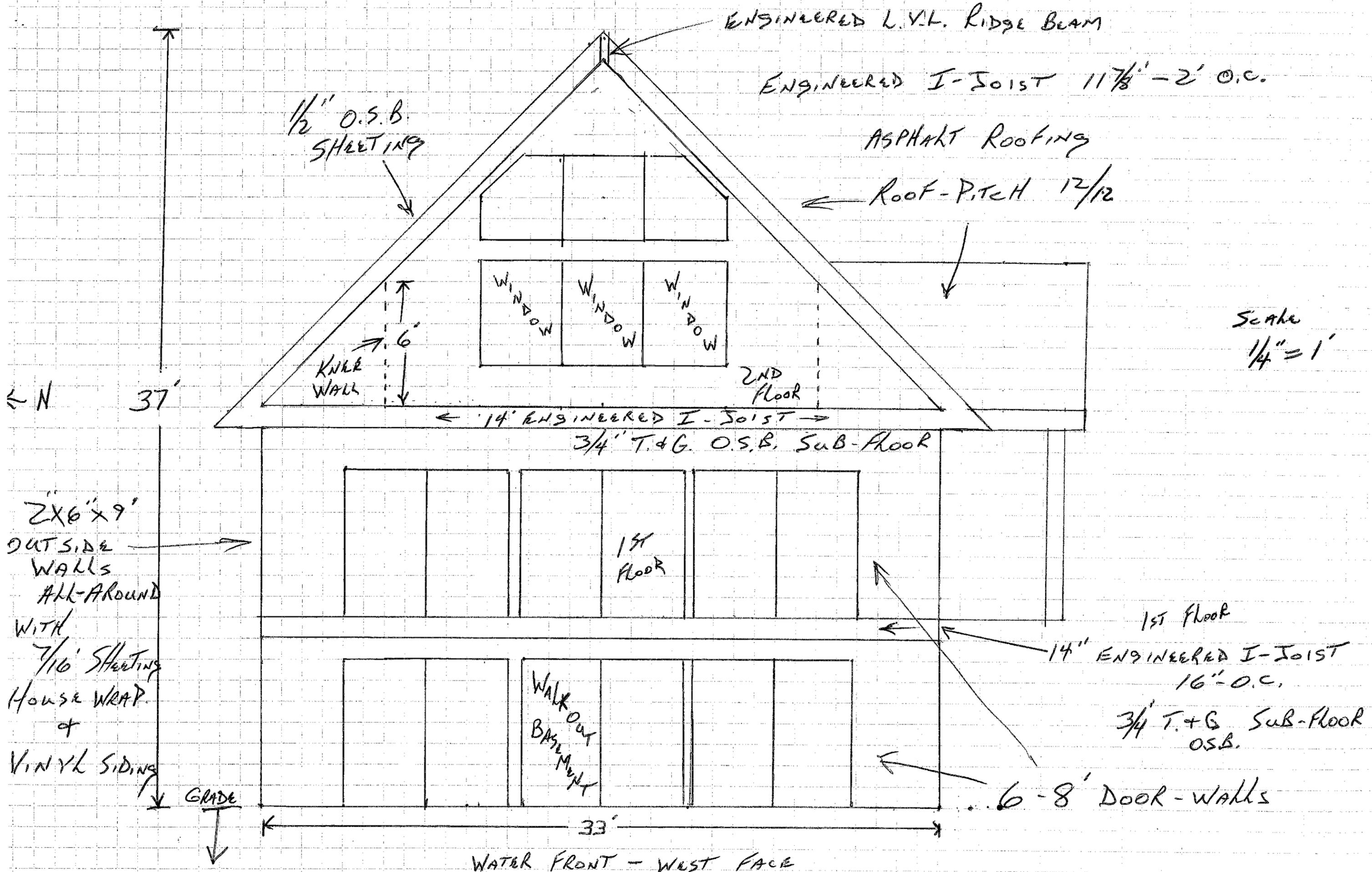
16' DOOR

54'

BASMENT WALL  
8" BLOCK 12" EVERY 4"

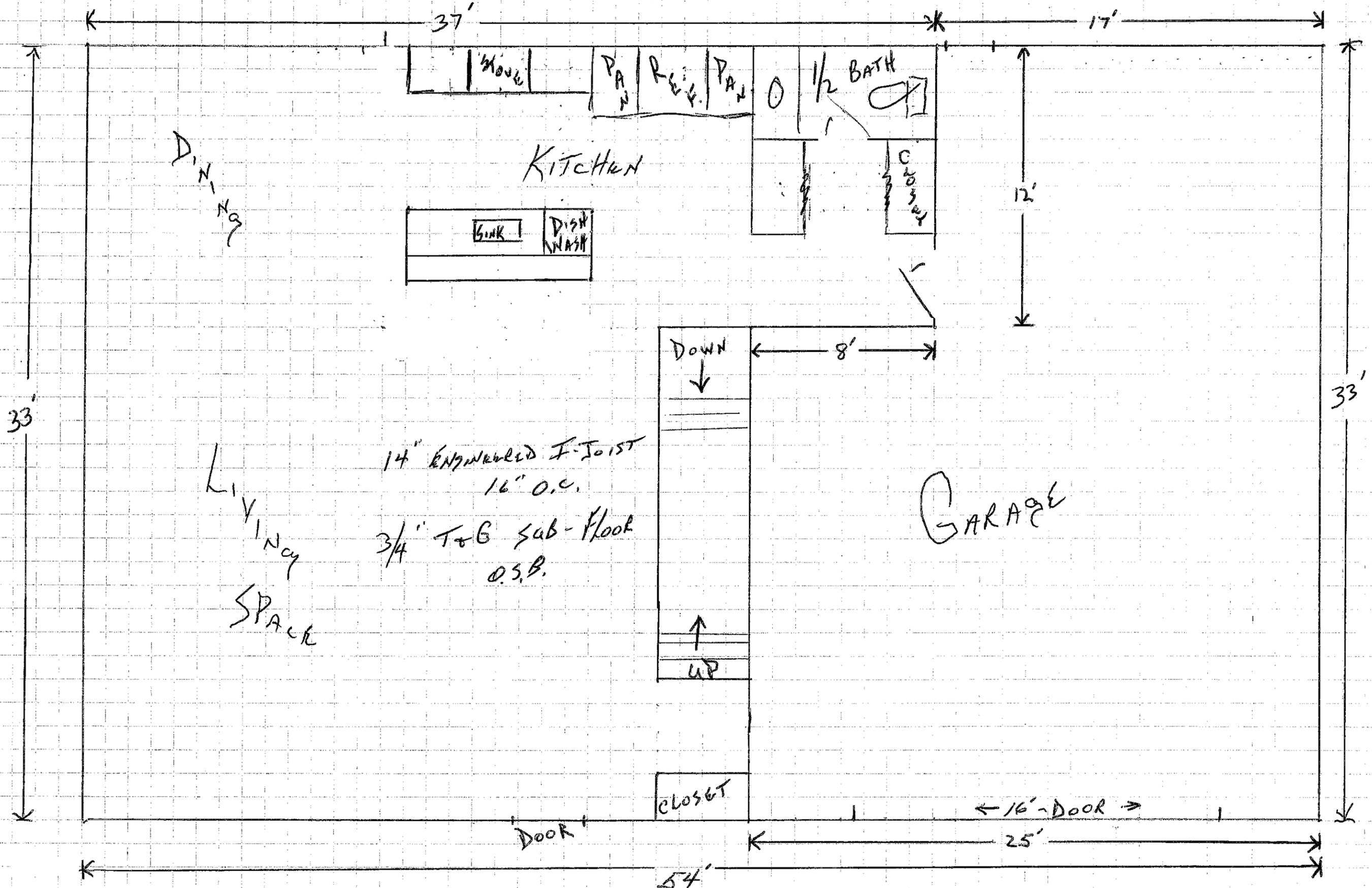
GRADE

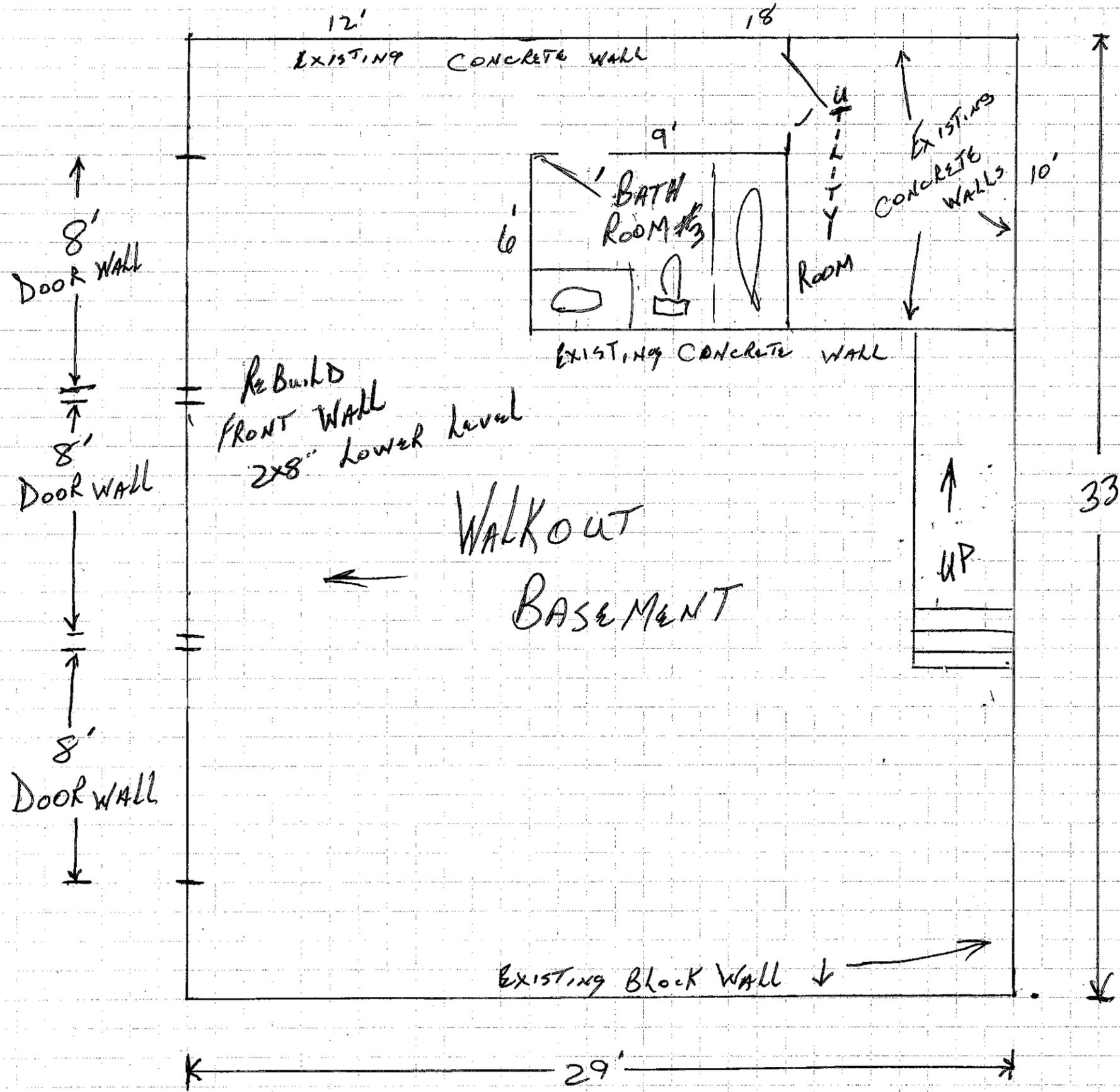
SOUTH FACE



# 1ST FLOOR PLAN

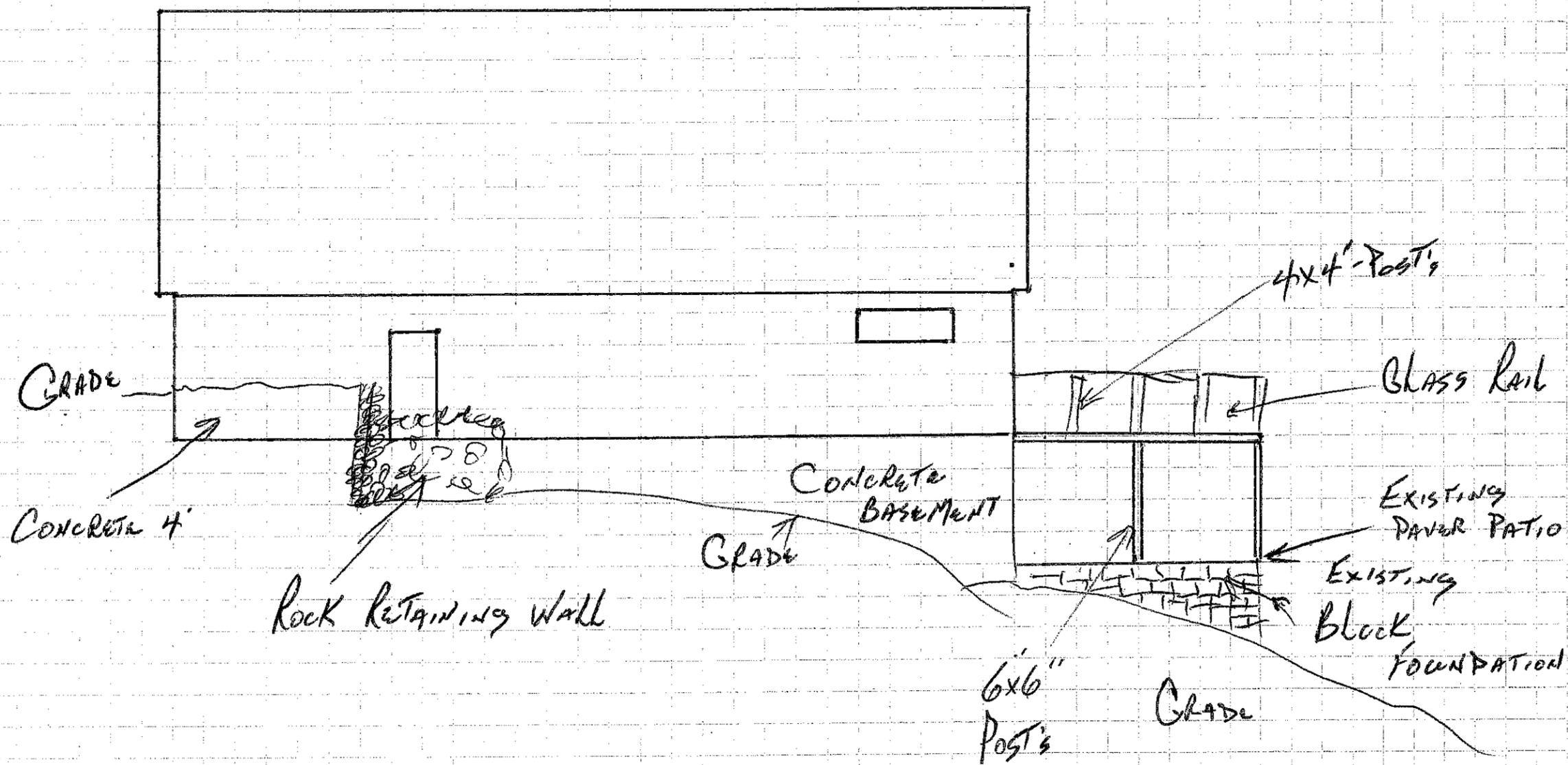
Scale: 1/4" = 1'





GARAGE  
 "BASEMENT NOT UNDER"  
 GARAGE

SCALE: 1/4" = 1'



NORTH FACE



House

← N

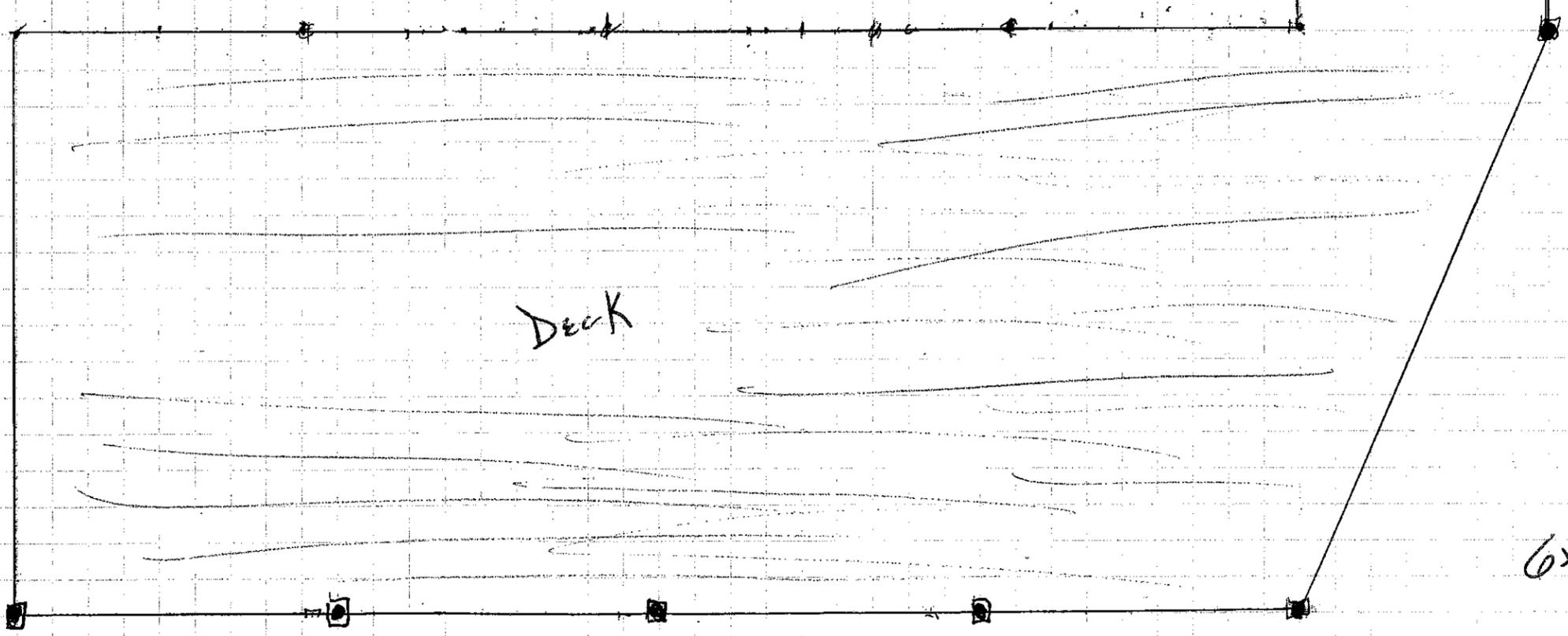
P  
O  
R  
C  
H  
Same  
As  
Deck

Scale  
1/4" = 1'

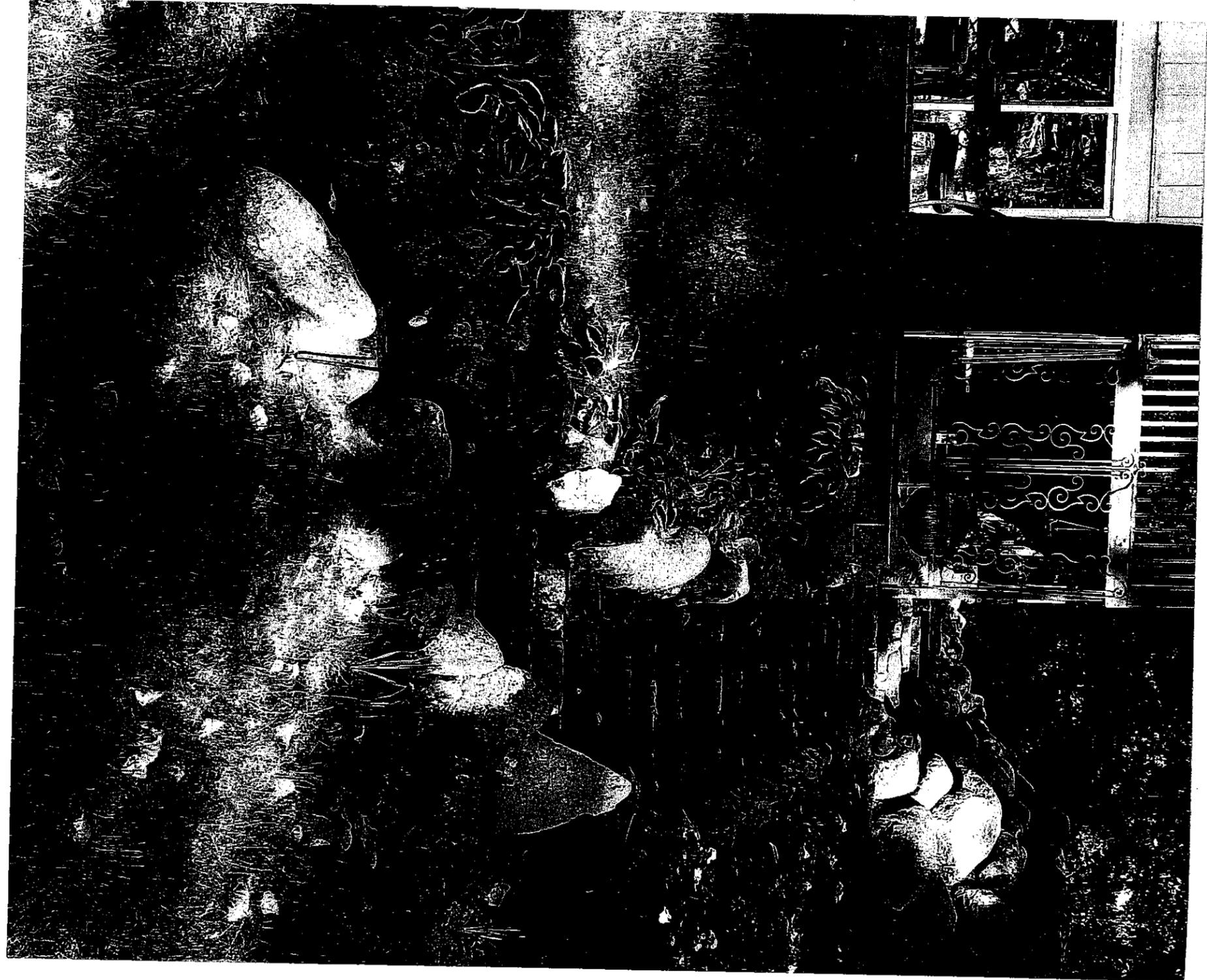
Deck

2x12" Deck Joist (Treated)  
16" O.C.  
5/4 Deck Boards  
Green

6x6" Post Treated  
Green











10405 Merrill Road ♦ P.O. Box 157  
Hamburg, MI 48139  
Phone: 810.231.1000 ♦ Fax: 810.231.4295  
www.hamburg.mi.us

## DPW/UTILITIES DEPT. REVIEW

I have reviewed ZBA Case #     ZBA18-010     located at 5229 Post Road and offer the following:

[ ] The parcel is not on sewers.

[X] The parcel is serviced by the Hamburg Township Sanitary Sewer System (HTSSS).

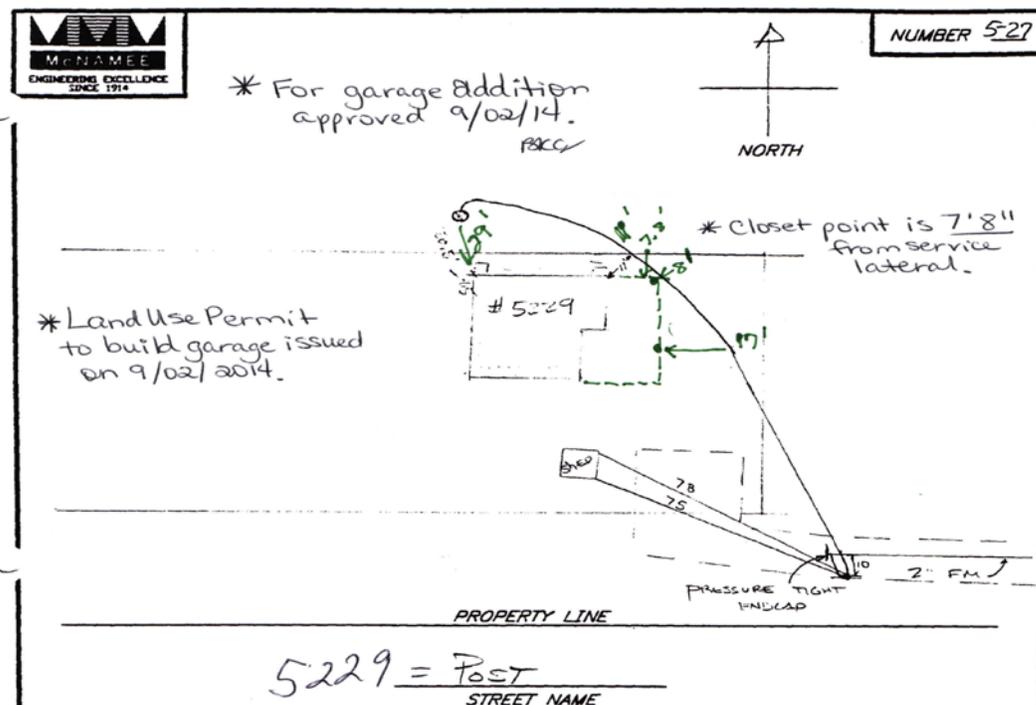
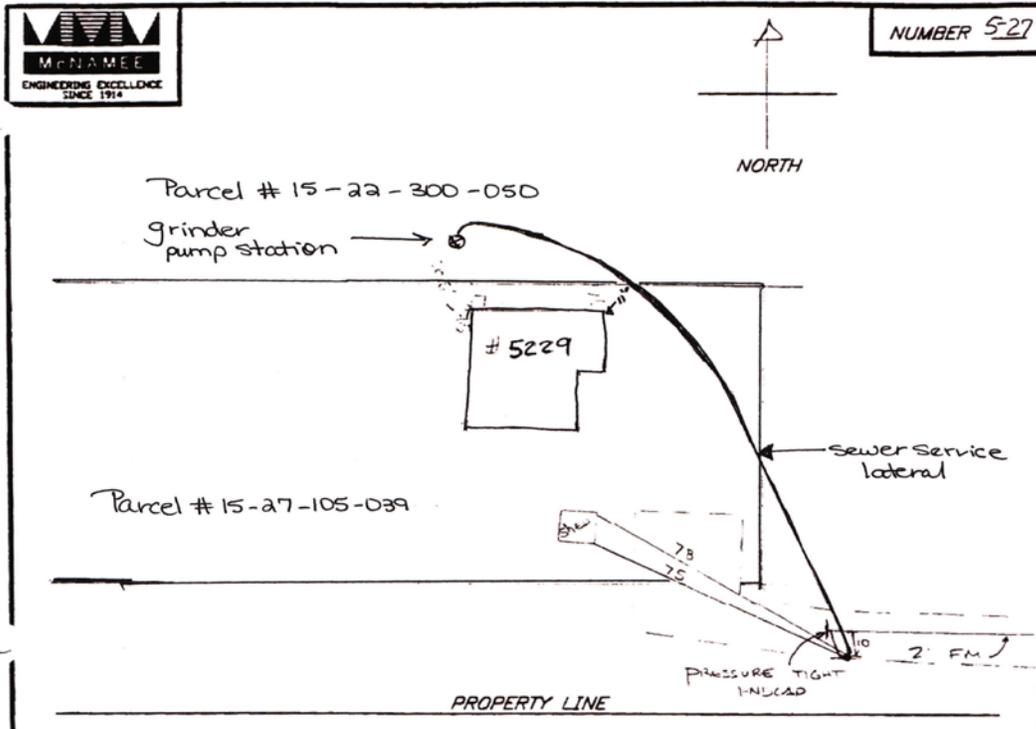
- The property owner is requesting variance to allow for demolition and reconstruction of a 1,053 square foot house with walkout basement and a partially constructed 729 sq. ft. attached garage. The attached garage meets the absolute minimum distance of 7-1/2 feet from the sewer service lateral.
- When sewer was installed in 1995, Parcel #15-27-105-039 and Parcel #15-22-300-050 were owned by Charles Murphy. Mr. Murphy deed restricted Parcel #15-22-300-050 stating that the lot could **not** be split or sold without Parcel #15-27-105-039. The grinder pump station and sewer service lateral were installed to serve the home at 5229 Post Road with the grinder pump station installed on Parcel #15-22-300-050 (see drawing).
- Parcel #15-27-105-039 was purchased outright by Mr. Richard Mancik. Parcel #15-22-300-050 is currently under purchase through a Land Contract with Mr. Murphy and Mr. Mancik. The Manciks approached the Township to split off Parcel #15-22-300-050 as a separate parcel to be sold with another home to be built on the lot.
- Staff from the Zoning Department, Utilities Department, Pat Hohl and Jason Negri met with Mr. & Mrs. Mancik and Charles Murphy on May 1, 2018 to discuss the possibility of separating the 2 parcels and how to best address the sanitary sewer issue that results from the lot split. Two options were determined to best resolve the issue, the first will be to leave the sewer lateral and grinder pump station on Parcel #15-22-300-050 for future use when that lot is built on. A new grinder pump and sewer connection would be required for the home at 5229 Post Road. The second, and more costly option, would be to relocate the existing service lateral and grinder pump onto Parcel #15-27-105-039 and then extend a new sewer main to the vacant Parcel #15-22-300-050 through a utility easement, which would also require a new sewer tap fee, grinder pump and all on-site construction charges when a new house is construction on the lot. Either option requires approved from the Municipal Utilities Committee as explained to the Manciks during the meeting.
- **It is my recommendation to make resolution of the sewer issue a condition of getting a Land Use Permit if the variance is requested.** It will require that the sewer connection issue be resolved with the Municipal Utilities Committee prior to the issuance of the final Zoning approval and issuance of the Certificate of Occupancy. The sewer connection application shall be made and the estimated sewer fees shall be paid in full prior to issuance of the C of O.

Dated: October 2<sup>nd</sup>, 2018

Respectfully submitted,

Brittany K. Campbell  
Brittany K. Campbell, Hamburg Township Utilities Coordinator

Approval of the Municipal Utilities Committee will be required for the sewer connection to service Parcel #15-22-300-050 and Parcel #15-27-105-039 **prior** to the issuance of the Certificate of Occupancy to demo and rebuild the home at 5229 Post Road if the variance is granted.



Mancik/Murphy Meeting regarding Parcel #15-22-300-050  
May 1, 2018

Discussion Points:

1. Affidavit, Quit Claim Deed or other instrument must be recorded with the Livingston County Register of Deeds to remove the deed restriction from Parcel #15-22-300-050 (vacant lot).
2. Issue of Ownership of vacant lot – lot is being purchased by Mr. & Mrs. Mancik from Charles Murphy. Has the land contract been paid-off in full? If yes, a Warranty Deed needs to be recorded with the LC Register of Deeds confirming the Mancik's ownership of the lot as well as filing a property transfer affidavit with the Assessing office. Otherwise, the property is still owned by Mr. Murphy.  
\* Ingress/Egress easement needed across Mancik property to vacant lot recorded with Register of Deeds office.

3. Sewer Related Options:

- A. The current grinder pump station and service lateral serving the Mancik property at 5229 Post Drive (Parcel #15-27-105-039) is currently installed on the vacant lot in question. The property owners must relocate their service lateral and grinder pump station onto their lot before the vacant parcel can be sold and/or a new home built on it.

\*A permanent utility easement grant through Parcel #15-27-105-039 will need to be granted by the Manciks in order to extend a sewer line to the vacant lot. Legal description for easement right-of-way to be provided by Manciks at their expense.

- B. Property owners request to share the 1-1/4" sewer service lateral in order to serve both properties. This will require approval from the Municipal Utilities Committee prior to the issuance of any Land Use Permits to construct a new home on the vacant parcel. Mancik's will still be required to move the grinder pump station to their own property at their expense under the Township's Blanket Contract.
- C. Existing grinder pump station and service lateral is left in current location to be used by the new house to be constructed on the vacant lot. This will require approval from the Municipal Utilities Committee prior to the issuance of any Land Use Permits to construct a new home on the vacant parcel.

\*Manciks will be required to install a new grinder pump station and sanitary sewer service lateral on their property at their expense, including tap fee, grinder pump station costs, administration fee and all construction charges. Installation will be completed under the Township's Blanket Contract.



# Zoning Board of Appeals Staff Report

## AGENDA ITEM: 7b



**TO:** Zoning Board of Appeals  
(ZBA)

**FROM:** Brittany Stein

**HEARING DATE:** October 10, 2018

**SUBJECT:** ZBA 18-0012

**PROJECT SITE:** 2105 Cardinal Ct.  
TID 15-31-302-020

**APPLICANT/ OWNER:** David and Sharon  
Gauntlett

**PROJECT:** Variance application to allow for an 875-square foot second-story addition to an existing dwelling. The addition will have a 24.1-foot south front yard setback along Cardinal Court and a 20.5-foot west front yard setback along Algonquin Drive (25-foot front yard setback required along both street frontages, Section 7.6.1.fn4.).

Variance application to allow for a 1,166-square foot, two-story addition to the north façade of the dwelling. The addition will have a 16-foot west front yard setback along Algonquin Drive (25-foot front yard setback required, Section 7.6.1.fn4.) and a 15-foot north rear yard setback (30-foot rear yard setback required, Section 7.6.1.).

**ZONING:** WFR (waterfront residential district)

### Project Description

The subject site is a 6,142-square foot lot that fronts onto Cardinal Court to the south; Algonquin Drive to the west, and single family dwellings are located to the north and east of the site. The dwelling shown in the site map (above) is currently one-story.

If approved, the variance request would permit the construction of an 875-square foot second-story addition to an existing dwelling. The addition will have a 24.1-foot south front yard setback along Cardinal Court and a 20.5-foot west front yard setback along Algonquin Drive (25-foot front yard setback required along both street frontages, Section 7.6.1.fn4.).

If approved, the variance request would permit the construction of a 1,166-square foot, two-story addition to the north façade of the dwelling. The addition will have a 16-foot west front yard setback along Algonquin Drive (25-foot front yard setback required, Section 7.6.1.fn4.) and a 15-foot north rear yard setback (30-foot rear yard setback required, Section 7.6.1.).

The dwelling’s existing and proposed setbacks are noted in the table below.

	<b>Existing</b>	<b>Proposed</b>	<b>Required</b>
<b>North (rear)</b>	35.0 feet	15.4 feet	30 feet
<b>South (front)</b>	24.1 feet	24.1 feet	25 feet
<b>West (front)</b>	20.5 feet	16.0 feet	25 feet
<b>East (side)</b>	10.4 feet	10 feet	10 feet

Based on FEMA’s Flood Insurance Rate Map (FIRM), a portion of the site lies within the 100-year floodplain. Any development of this site would require a sealed topographical survey with the base flood elevation noted to the nearest tenth of a foot. Hamburg Township participates in the National Flood Insurance Program (NFIP). Proper enforcement of the building code standards is a prerequisite of the township’s participation in the NFIP. In NFIP communities, flood insurance must be purchased as a condition of obtaining a federally insured mortgage in federally identified 100-year floodplain areas. If the location of the proposed addition and location of the existing dwelling is found to be in the floodplain, the top of the bottom floor must be at least one-foot above the base flood elevation. Additionally, if the project constitutes a significant improvement under the NFIP the existing structure may need to be brought up to standards for buildings in the floodplain.

**Standards of Review**

The Zoning Board of Appeals (ZBA) decision in this matter is to be based on the findings of facts to support the following standards. The applicable discretionary standards are listed below in bold typeface followed by staff’s analysis of the project as it relates to these standards. A variance may be granted only if the ZBA finds that all of the following requirements 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.**

This site is a corner lot requiring the primary structure to have a front yard setback from both Cardinal Court and from Algonquin Drive. The setback requirements (25-foot front yard setback) are intended to provide adequate space, open vistas, and privacy throughout neighborhoods and between structures on smaller residential lots. Constructing a second

story onto the existing non-conforming dwelling creates the need for a variance and therefore is a condition of the property. Development of a single family dwelling on this corner lot is constrained by the size of the lot which results in a small building envelope. The property cannot accommodate a compliant single family dwelling.

Currently, the lot is improved with a 1,080-square foot dwelling with no garage. The site is a corner lot requiring a 25-foot front yard setback from both Cardinal Court and from Algonquin Drive. The proposed addition to include a garage with living space above does not meet the ordinance, however corner lots provide reduced side, front and rear yard setbacks to adequately accommodate a detached garage that does meet the standards of the zoning ordinance. *(8.3.5. On a corner lot in any Residential District, no accessory building shall be located nearer to the side street lot line than the side yard setback of the principal building on said lot. In all cases, the garage entrance shall be located to allow adequate sight distance and off-street parking. When the rear lot line forms a part or all of a side lot line of an adjacent lot, a garage shall be no nearer than five (5) feet to the rear lot line.)*

- 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.**

Having frontage on two sides of this lot, with a 30-foot rear yard setback does constrain development possibilities for the single family dwelling. Therefore, the lot may not accommodate a conforming dwelling.

The plans propose an attached garage with living space above attached to the existing dwelling, however the plans could be redesigned to meet the requirements of the zoning ordinance to accommodate a detached garage. *(8.3.2. All accessory buildings shall meet front and side yard requirements except where such accessory buildings are detached and located completely to the rear of the principal building, in which case an accessory building may be located no nearer than five (5) feet to any side lot line.)*

- 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 provision of a 15-foot rear yard setback for the garage & living space might be less detrimental than a garage built with a 5-foot rear and side yard setback.

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

The subject site is in the North Chain of Lakes planning area of the Master Plan. This area envisions medium density residential development in the developed areas around

the chain of lakes. The proposed request would not adversely affect the proposed or objectives of the Master Plan.

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

There is a condition or situation of the subject site that is of so general or recurrent a nature that the proposed second story addition can comply with the required front and rear setback standards. The surrounding dwellings have been constructed to comply with the required setbacks.

The plans propose an attached garage with living space above attached to the existing dwelling, however the plans could be redesigned to meet the requirements of the zoning ordinance to accommodate a detached garage.

**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 use of the site is single-family residential and the proposed variance would not change the use.

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

Given the small size of the corner lot with double frontage, there is a practical difficulty in constructing a compliant structure.

However, due to the extent of the proposed plans of the two-story addition, the design creates a self-imposed practical difficulty. The lot can accommodate a detached garage that meets the zoning ordinance requirements. The property must be considered, not the design preference of the applicant, in determining if the variance is the minimum necessary to permit reasonable use of the land. There is nothing peculiar about the property that warrants variance approval for a second story addition to the existing dwelling over an attached garage.

“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. The ZBA then should direct staff to prepare a memorialization of the Board’s decision that reflects the Board’s action to

accompany the hearing minutes and to be reviewed and approved at the next ZBA hearing.

**Approval Motion:**

Motion to approve variance application ZBA 18-0012 at 2105 Cardinal Court to allow for the construction of an 875-square foot second-story addition to an existing dwelling. The addition will have a 24.1-foot south front yard setback along Cardinal Court and a 20.5-foot west front yard setback along Algonquin Drive (25-foot front yard setback required along both street frontages, Section 7.6.1.fn4.).

Motion to approve variance application ZBA 18-0012 at 2105 Cardinal Court to allow for a 1,166-square foot, two-story addition to the north façade of the dwelling. The addition will have a 16-foot west front yard setback along Algonquin Drive (25-foot front yard setback required, Section 7.6.1.fn4.) and a 15-foot north rear yard setback (30-foot rear yard setback required, Section 7.6.1.).

The variance does meet variance standards one through seven of Section 6.5 of the Township Ordinance and a practical difficulty does exist on the subject site when the strict compliance with the Zoning Ordinance standards are applied as discussed at the meeting tonight and as presented in the staff report. The Board directs staff to prepare a memorialization of the ZBA findings for the project.

**Denial Motion:**

Motion to deny variance application ZBA 18-0012 at 2105 Cardinal Court to allow for a 1,166-square foot, two-story addition to the north façade of the dwelling. The addition will have a 16-foot west front yard setback along Algonquin Drive (25-foot front yard setback required, Section 7.6.1.fn4.) and a 15-foot north rear yard setback (30-foot rear yard setback required, Section 7.6.1.).

The variance does not meet variance standards one, two, three, five, or seven of Section 6.5 of the Township Ordinance and a practical difficulty does not exist on the subject site when the strict compliance with the Zoning Ordinance standards are applied as discussed at the meeting tonight and as presented in the staff report. The Board directs staff to prepare a memorialization of the ZBA findings for the project.

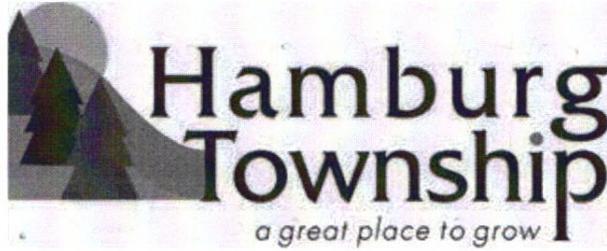
**Exhibits**

Exhibit A: Application Materials

Exhibit B: Site plan

(Construction plans for the dwelling were too large to include)

HAMBURG TOWNSHIP  
Date 09/10/2018 2:18:23 PM  
Ref ZBA1800-12  
ZBA Case Number 18-0012  
Receipt 119207  
Amount \$550.00 \$550



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: 9-10-18
2. Tax ID #: 15-31-302-20 Subdivision: Fox Point Beach #1 Lot No.: 141
3. Address of Subject Property: 2105 Cardinal Ct. Pinckney MI 48169
4. Property Owner: Jamie Gauntlett Phone: (H) 734-395-3804  
Email Address: Jamiegauntlett@yahoo.com (W) \_\_\_\_\_  
Street: 2105 Cardinal Ct City \_\_\_\_\_ State \_\_\_\_\_
5. Appellant (If different than owner): Bruce Donovan Construction Phone: (H) 810 231-3633  
E-mail Address: bruce@brucedonovanconstruction.com (W) \_\_\_\_\_  
Street: P.O. Box 308 City Hamburg State Mi
6. Year Property was Acquired: \_\_\_\_\_ Zoning District: \_\_\_\_\_ 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: \_\_\_\_\_
14. Percentage of Existing Structure (s) to be demolished, if any 0 %
15. Has there been any past variances on this property? Yes \_\_\_\_\_ No \_\_\_\_\_
16. If so, state case # and resolution of variance application \_\_\_\_\_
17. Please indicate the type of variance or zoning ordinance interpretation requested:  
The West side and rear setbacks to add Garage and 2nd story.

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.

corner lot, 2 right of ways and a rear setback

most lots have 2 side setbacks

- 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.

Without the 2 smaller side setbacks. We are unable to use the same percentage of our lot as others in the vicinity.

- 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.

No the lot coverage requirements will be met.

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

It will remain a single family dwelling. The area is zone for that

- 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 corner lot of this size with two right of ways is not a common occurrence.

- 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 will not change to use of land, It will remain a single family dwelling

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

I consider the Garage a very reasonable accessory for 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 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 six (6) 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).

James Mauntell 9/11/18  
 Owner's Signature Date

[Signature] 9-10-18  
 Appellant's Signature Date

Agenda item 8: Approval of September 12, 2018 ZBA minutes

Minutes will be available at a later date.



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PHONE 810-231-1000

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

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**ZONING BOARD OF APPEALS  
MEMORIALIZATION OF FINDINGS**

**September 12, 2018**

**Approval of Variance (18-007)**

**PROJECT SITE:** 6203 Hiawatha Avenue  
TID 15-23-306-001

**APPLICANT/OWNER:** Lynda Chaney

**PART I – PROJECT DESCRIPTION**

Variance application to allow for the construction of a 24-foot by 24-foot attached garage with a 9.9-foot east front yard setback (15-foot front yard setback required, Section 8.3.2.).

**PART II– FINDINGS FOR APPROVAL**

Variance application to allow the construction of a new dwelling with a 1,309 square foot footprint, a 1,200 square foot walk out basement, and a 618 square foot attached garage. The proposed home will have a 13.2-foot west front yard setback from the right-of-way of M-36 (25-foot front yard setback required, Section 7.6.1), a 7.89-foot north rear yard setback (30-foot rear yard setback required, Section 7.6.1), and an 82 square foot elevated deck with a 4.32-foot north rear yard setback. (Elevated deck may project into required yard not to exceed 6 feet; 24-foot setback required, Section 8.17.2).

**Variance Standards**

- 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.**

Development on a triple-frontage lot is constrained by the right-of-way which results in a small building envelope. The Riverside Drive right-of-way is not likely to ever be developed, even if the right-of-way is not vacated, nor is it likely that MDOT would approve an additional curb-cut along this portion of M-36. Additionally, given the configuration of the MDOT M-36 right-of-way along this portion of M-36 it is not likely that the right-of-way adjacent to the subject site would become operational right-of-way. There is a slight embankment along the M-36 right-of-way at this site and the proposed dwelling is not likely to be visible from M-36.

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.**

Right-of-way on three sides of this lot does constrain development possibilities.

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.**

See analysis under standard number 1.

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

The subject site is within the Northeast Hamburg/Winans Lake Area of the Master Plan which calls for medium density single family residential. The proposed variance would not adversely affect the objectives of the Master Plan.

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

A lot with frontage on three roads is an unusual circumstance and not a general or recurrent situation that should be addressed by an ordinance amendment. In this instance, variance approval could be an appropriate remedy to the constrained development possibilities of the subject site.

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 use of the site is single-family residential and the proposed variance would not change the use.

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

Given the triple frontage of the lot, there is a practical difficulty in developing the site without variance approval. It is unlikely that either the Riverside Drive or the M-36 right-of-way will be developed and operational.

Approved by the Hamburg Township Zoning Board of Appeal at a regular meeting on September 12, 2018 by the following vote:

AYES:	BOARD MEMBERS:	Priebe, Watson, Neilson, Bohn, Rill
NOES:	BOARD MEMBERS:	
ABSENT:	BOARD MEMBERS:	



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**ZONING BOARD OF APPEALS  
MEMORIALIZATION OF FINDINGS**

**September 15, 2018**

**Approval of Variance (18-009)**

**PROJECT SITE:** 2260 Mumford Road  
TID 15-31-102-001

**APPLICANT:** Jason Muller

**OWNER:** Jason Muller

**PART I – PROJECT DESCRIPTION**

Variance application to allow construction of a 2,240-square foot pole barn, with a 10-foot west rear yard setback (30-foot rear yard setback required, Section 7.6.1.).

**PART II– FINDINGS FOR DENIAL**

The Zoning Board of Appeals approves the project described above because the Board finds that the project complies with the applicable standards of the township ordinance including the applicable variance standards as follows:

**Variance Standards**

- 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.**

Setback standards of the zoning ordinance serve multiple purposes: encourage orderly development of parcels, maintain open vistas of a neighborhood, and protect adjoining properties from negative impacts from development on adjoining parcels. The abutting property to the west has an expectation that the rear yard setback of 30 feet would apply to future development of the subject site. There is a powerline that traverses the site from north to south. While the power line could be an exceptional circumstance applicable to the property, the size and location of the proposed pole barn is a self-created practical difficulty that requires variance approval. There is space on the site for a compliant pole barn.

- 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.**

A substantial property right is not preserved based on granting a variance for a particular architectural design. The site is zoned for single-family residential uses, has been developed for such uses, and can continue to be used for such use with a conforming structure. The existing garage could be removed to make room for the proposed structure. Constructing an accessory structure that requires variance approval for the setback standard does not meet the finding that the variance is necessary for the preservation and enjoyment of a substantial property right possessed by neighboring properties.

- 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.**

An accessory structure is a customary residential use found on other properties in the vicinity. However, the sheer bulk would dominate the site and would be most impactful to the neighbor to the west. As the structure moves closer to the property line, the visual impact of the structure's bulk becomes more pronounced.

- 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, or the intended use of the property for which the variance is sought, is not of so general or recurrent a nature because this is a typical residentially-zoned parcel, developed for its intended use, and the relaxed standards for accessory structures on corner lots can be applied to result in a compliant structure. The current zoning ordinance adequately addresses the conditions of the property. There is a compliant location that could accommodate an accessory structure and the location of the proposed pole barn creates a self-created practical difficulty.

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

The proposed site plan and architectural design both create a self-imposed practical difficulty. The site can accommodate a conforming structure. The property itself, and not the design preference of the application, must be considered in determining if the variance request is the minimum necessary to permit reasonable use of the land.

Denied by the Hamburg Township Zoning Board of Appeal at a regular meeting on September 12, 2018 by the following vote:

AYES:	BOARD MEMBERS:	
NOES:	BOARD MEMBERS:	Priebe, Watson, Neilson, Rill, Bohn
ABSENT:	BOARD MEMBERS	



FAX 810-231-4295  
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Hamburg, Michigan 48139

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October 10, 2018

RE: 2019 Zoning Board of Appeals meeting dates.

The Zoning Board of Appeals regular meetings are held on the second Wednesday of each month at 7 pm. Below are the scheduled meeting dates for 2019.

January 9

February 13

March 13

April 10

May 8

June 12

July 10

August 14

September 11

October 9

November 13

December 11