

ZBA Case Number 25-003  
\$500.00

HAMBURG TOWNSHIP  
Date 04/01/2025 1:18:04 PM  
Ref ZBA2500-3  
Receipt 1326077  
Amount \$500.00



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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: 04/01/2025
2. Tax ID #: 15- 22 - 401 - 045 Subdivision: Riverview Lot No.: 2,3, 8-10
3. Address of Subject Property: 9995 Riverview
4. Property Owner: Lesa and Brian Richardson Phone: (H) (517) 403-3727  
Email Address: lesasweet68@gmail.com (W) \_\_\_\_\_  
Street: 9995 Riverview City Pinckney State MI
5. Appellant (If different than owner): Bryan Dever Phone: (H) (734) 660-9746  
E-mail Address: sawtooth.llc@gmail.com (W) \_\_\_\_\_  
Street: 2400 N. Lima Center Rd. City Dexter State MI
6. Year Property was Acquired: 08/21/2017 Zoning District: NR Flood Plain Part of property
7. Size of Lot: Front 38.14' Rear 117.5' Side 1 264.71 Side 2 Irregular Sq. Ft. 15,199
11. Dimensions of Existing Structure (s) 1st Floor 1200 sf 2nd Floor n/a Garage \_\_\_\_\_
12. Dimensions of Proposed Structure (s) 1st Floor 315 sf 2nd Floor \_\_\_\_\_ Garage \_\_\_\_\_
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 \_\_\_\_\_
16. If so, state case # and resolution of variance application \_\_\_\_\_
17. Please indicate the type of variance or zoning ordinance interpretation requested:  
We would like a variance to reduce the required distance from the river front from 125' to 62'

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

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

The existing 57 year old house sits well inside of the 125' restricted area. It would not be possible to add on to this structure without a variance.

- 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.

The owners love their house but it has become too small for their changing needs. They need a more space

- 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.

Granting this variance will not negatively affect the public or neighbors. We designed the project to be barely noticable from the river.

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

The use will not change and will not have an affect on the 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.

The condition or situation of the specific piece of property is not of a general and recurrent nature.

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

Approval of the variance request would not permit the establishment of a use not permitted by right within the district.

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

The modest sized addition is placed in front of the house, and will have a shorter roof height than the house.

Both design decisions were made to have a minimal impact on the enjoyment and beauty of the river.

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

• I acknowledge that approval of a variance only grants that which was presented to the ZBA.

• I acknowledge that I have reviewed the Hamburg Township Zoning Ordinance, the ZBA Application and the ZBA Checklist and have submitted all of the required information.

• I acknowledge that filing of this application grants access to the Township to conduct onsite investigation of the property in order to review this application.

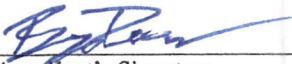
• I understand that the house or property must be marked with the street address clearly visible from the roadway.

• I understand that there will be a public hearing on this item and that either the property owner or appellants shall be in attendance at that hearing.

• I understand that a Land Use Permit is required prior to construction if a variance is granted.

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

\_\_\_\_\_  
Owner's Signature                      Date

  
\_\_\_\_\_  
Appellant's Signature                      Date

4/1/2025  
Date