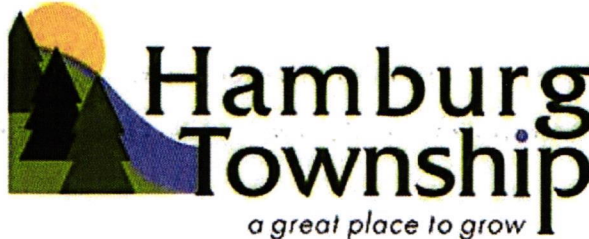


ZBA Case Number 25-0008
\$500.00

HAMBURG TOWNSHIP
Date 08/06/2025 2:23:39 PM
Ref ZBA25 -008
Receipt 1330544
Amount \$500.00



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

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

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

1. Date Filed: 8/6/25
2. Tax ID #: 15- 24 - 102- 125 Subdivision: _____ Lot No.: _____
3. Address of Subject Property: 9217 RIVERSIDE DR BRIGHTON, MI 48116
4. Property Owner: STEVEN DIBLINSKI & MELINDA MACKAY Phone: (H) _____
Email Address: _____ (W) _____
Street: 9217 RIVERSIDE DR City BRIGHTON State MI
5. Appellant (If different than owner): N/A Phone: (H) _____
E-mail Address: _____ (W) _____
Street: _____ City _____ State _____
6. Year Property was Acquired: 2021 Zoning District: _____ Flood Plain _____
7. Size of Lot: Front 75' Rear 32' Side 1 318 Side 2 280 Sq. Ft. 13,500 sq ft
11. Dimensions of Existing Structure (s) 1st Floor 977 sq ft 2nd Floor 961 sq ft Garage _____
12. Dimensions of Proposed Structure (s) 1st Floor 112 2nd Floor 0 Garage 0
13. Present Use of Property: SINGLE FAMILY 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 X
16. If so, state case # and resolution of variance application _____
17. Please indicate the type of variance or zoning ordinance interpretation requested:

VARIANCE FOR SET BACKS ON FRONT OF PROPERTY

RECEIVED

AUG 06 2025

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

Hamburg Township
Planning and Zoning Department

- 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.

OUR HOUSE SITS ON A SMALL PROPERTY THAT HAS LITTLE ROOM. THE ^{FRONT} ~~FRONT~~ PROPERTY LINE IS AT A DRASTIC ANGLE. THE ADDITION WILL REMAIN SET BACK FROM ^{LAKEVIEW}

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

THIS WILL NOT AFFECT ~~ADJACENT~~ ADJACENT PROPERTY IN ANY WAY DUE TO ANGLES AND DISTANCE OF STRUCTURES

- 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 WILL BE NO CHANGE TO PUBLIC WELFARE DUE TO A VARIANCE

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

THIS WILL ALLOW OUR HOME TO HAVE A FOYER AND MUDROOM LIKE OTHER MODERN HOMES BEING BUILT IN OUR NEIGHBORHOOD. FITTING INTO THE RESIDENTIAL SECTION OF 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.

OURS IS UNIQUE DUE TO THE DRASTIC ANGLE OF THE FRONT PROPERTY LINE TO THE FRONT OF THE HOUSE

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

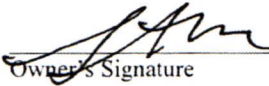
THE USE WILL REMAIN RESIDENTIAL SINGLE FAMILY

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

THIS IS A SMALL ADDITION THAT WE ARE HOPING TO FIT ON A SMALL SECTION THAT REMAINS BEHIND THE FRONT EDGE OF THE GARAGE

- 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).

 8/6/25
Owner's Signature Date

Appellant's Signature Date

RECEIVED

AUG 06 2025

Hamburg Township
Planning and Zoning Department