

ZBA Case Number 25-0007
\$500.00

HAMBURG TOWNSHIP
Date 08/06/2025 10:14:48 AM
Ref ZBA2500-07
Receipt 1330507
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: 8-5-2025
2. Tax ID #: 15- _____ Subdivision: Plat of Fernlands Lot No.: 58
3. Address of Subject Property: 5844 Fernlands Ave. Pinckney, MI 48169
4. Property Owner: Michael & Sarah Arpen Phone: (313) 441-1111
Email Address: _____
Street: 5844 Fernlands Ave. City: Pinckney State: MI
5. Appellant (If different than owner): _____ Phone: (H) _____
Sarah's E-mail Address: _____ (W) _____
Street: _____ City: _____ State: _____
6. Year Property was Acquired: 2008 Zoning District: WFR Flood Plain: AE
7. Size of Lot: Front 52.82 Rear 41.38 Side 1 111.06 Side 2 104.4 Sq. Ft. 5663
11. Dimensions of Existing Structure (s) 1st Floor 747 2nd Floor N/A Garage N/A
12. Dimensions of Proposed Structure (s) 1st Floor 1500 2nd Floor N/A Garage N/A
13. Present Use of Property: Residential
14. Percentage of Existing Structure (s) to be demolished, if any 100 %
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:
*See ADDENDUM

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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.

Due to having a non-conforming corner lot, we have two front yards. We are looking to adjust those variances.

- 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.

If granted, we will produce a smaller carbon-footprint, impacting our neighbors positively with an energy efficient home.

- 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.

Correct, it is our hope that the new build will impact our farmlands subdivision positively.

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

not that we know of.

- 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.

We will live in the 1500 square foot 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.

not that we know of.

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

yes, we believe to be so.

• 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 on-site 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.

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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).

Mich. App. 7-31-25
Owner's Signature Date

John M. Arden

Appellant's Signature Date

7-31-2025

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