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To: Planning Commissioners

From: David Rohr
Hamburg Township
Township Planner

Date: May 20, 2026

Project Number: ADU 26-0001

Project Location: 4467 Cornwell Ln (4715-33-110-017)

Applicant: McCotter Architecture & Design

Zoning: Waterfront Residential (WFR)

LOCATION:

The project is located at 4467 Cornwell Ln. E. M-36 on a .42-acre site. The parcel contains a single-family residential home. Parcel is a waterfront lot.

PROJECT HISTORY:

The applicant intends to convert the existing garage into additional living space. The space will be utilized by a family member and considered an attached Accessory Dwelling Unit (ADU)

At the May 13, 2026, ZBA meeting, the project received the requested side set back variance.

Location Map



4467 Cornwell Ln., Hamburg, MI

PROJECT DESCRIPTION:

The project is a proposed renovation of existing attached garage. Roof will be replaced to accommodate a two-foot taller structure. The footprint shall remain the same. The intended use is an in-law suite. Accessory Dwelling Units (ADU) are permitted in the Waterfront Residential district with Planning Commission approval. (Sec. 36-170.2 (m)(2))

ZONING ORDINANCE REGULATIONS:

The subject site is located within the **Waterfront Residential (WFR)** Zoning District. The zoning district regulations/special land use are listed below. (Entire section attached)

Sec. 36-170.2 - Accessory dwelling units.

(m)

Accessory dwelling are allowed on a non-conforming lot of record in the following circumstances...

(2)

In Waterfront (WFR) and Natural River (NR) with the following requirements:

a.

Attached accessory units with planning commission review and approval under subsection (n).

(n)

Accessory dwelling units shall be reviewed to ensure compliance to the following standards:

- (1) Architectural design, style and appearance of the principal residential building must be maintained. In considering this factor the existing facade, roof pitch, building materials, colors and windows of an attached or detached accessory dwelling unit shall be consistent with the principal structure.*

Staff comments: The overall architectural renderings indicate the proposed facade will be substantially the same as the existing house. Roof pitch, materials, and colors will blend seamlessly with the house.

- (2) The proposed development does not impair the existing views, block access to light and air, or infringe on the privacy of neighbors in a substantial fashion. In considering this factor, decision makers shall balance the importance of minimizing impacts on neighboring properties and the applicant's ability to develop the property.*

Staff comments: The footprint of the existing garage is not changing. The roof height is increasing by two feet. There will be no impact on neighboring properties.

- (3) The proposed development is compatible with existing land uses in the area, would not be detrimental to the safety or convenience of vehicular or pedestrian traffic.*

Staff comments: The existing use is residential; this is not changing. There will be no impact to vehicular or pedestrian traffic.

RECOMMENDATIONS:

Staff recommends the Planning Commission approve the proposed ADU petition.

Exhibits:

Staff report

Site plan

Architectural renderings