

ZBA Case Number 24-0006
\$500

HAMBURG TOWNSHIP
Date 09/05/2024 1:09:34 PM
Ref ZBA2024-006
Receipt 1315384
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: 9-5-24
2. Tax ID #: 15- 27 - 101 - 024 Subdivision: Allyn Burton's Lakeshore Sub Lot No.: 24+25
3. Address of Subject Property: 10210 Buhl Drive
4. Property Owner: Christopher + Katherine Markey Phone: (H) 248-891-3642
Email Address: Brianbark@comcast.net (W) _____
Street: 10210 Buhl Drive City Pineckney State MI
5. Appellant (If different than owner): _____ Phone: (H) _____
E-mail Address: _____ (W) _____
Street: _____ City _____ State _____
6. Year Property was Acquired: 2018 Zoning District: _____ Flood Plain _____
7. Size of Lot: Front 85 Rear 85 Side 1 150 Side 2 150 Sq. Ft. 12,750
11. Dimensions of Existing Structure (s) 1st Floor 64x52 2nd Floor _____ Garage 28x22
12. Dimensions of Proposed Structure (s) 1st Floor 28x15 2nd Floor _____ Garage 46x25
13. Present Use of Property: Residential
14. Percentage of Existing Structure (s) to be demolished, if any 20 %
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:
setback

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

THE UNIVERSITY OF THE STATE OF NEW YORK

THE UNIVERSITY OF THE STATE OF NEW YORK
THE STATE EDUCATION DEPARTMENT
125 SOUTH SALMON STREET
ALBANY, NEW YORK 12242

STATE EDUCATION DEPARTMENT
125 SOUTH SALMON STREET
ALBANY, NEW YORK 12242

APPLY HERE FOR THE STATE EDUCATION DEPARTMENT TEACHER CERTIFICATION EXAMINATIONS

1. I am a resident of the State of New York.
2. I am at least 21 years of age.
3. I possess a bachelor's degree from a college or university in the State of New York or an equivalent degree from a college or university in another state or country.
4. I have completed a teacher education program approved by the State Education Department.
5. I have completed a supervised teaching internship in the State of New York.
6. I have completed a course in the State of New York on the history and government of the State of New York.
7. I have completed a course in the State of New York on the history and government of the United States.
8. I have completed a course in the State of New York on the history and government of the world.
9. I have completed a course in the State of New York on the history and government of the State of New York.
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20. I have completed a course in the State of New York on the history and government of the world.

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STATE EDUCATION DEPARTMENT

ALBANY, NEW YORK

THE UNIVERSITY OF THE STATE OF NEW YORK
THE STATE EDUCATION DEPARTMENT
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ALBANY, NEW YORK 12242

- 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.

safety to back out a vehicle given close proximity to street
Please see attachment for additional comments

- 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.

It will allow safe exit from the garage. It will also allow garage to be attached to the 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.

It will improve aesthetics, values and safety to the neighborhood

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

It will have no effect on the township 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.

This is not of a general or recurrent nature. It is specific to this lot.

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

It will not permit the establishment of any use not permitted.

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

Yes. It allows for a front entry 2 car 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 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 applicants shall be in attendance at that hearing.
- I understand that a Land Use Permit is required prior to construction if a variance is granted.

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1. The first part of the document is a letter from the author to the editor, dated 10/10/10. The letter discusses the author's interest in the journal and the specific topic they wish to address.

2. The second part of the document is a letter from the editor to the author, dated 10/15/10. The editor responds to the author's letter and provides feedback on the proposed topic.

3. The third part of the document is a letter from the author to the editor, dated 10/20/10. The author responds to the editor's feedback and provides further details on the proposed topic.

4. The fourth part of the document is a letter from the editor to the author, dated 10/25/10. The editor provides further feedback on the proposed topic and suggests some changes to the manuscript.

5. The fifth part of the document is a letter from the author to the editor, dated 10/30/10. The author responds to the editor's feedback and provides a revised manuscript.

6. The sixth part of the document is a letter from the editor to the author, dated 11/05/10. The editor provides final feedback on the revised manuscript and suggests some minor changes.

7. The seventh part of the document is a letter from the author to the editor, dated 11/10/10. The author responds to the editor's final feedback and provides a final revised manuscript.

8. The eighth part of the document is a letter from the editor to the author, dated 11/15/10. The editor provides final feedback on the final revised manuscript and suggests some minor changes.

9. The ninth part of the document is a letter from the author to the editor, dated 11/20/10. The author responds to the editor's final feedback and provides a final revised manuscript.

10. The tenth part of the document is a letter from the editor to the author, dated 11/25/10. The editor provides final feedback on the final revised manuscript and suggests some minor changes.

11. The eleventh part of the document is a letter from the author to the editor, dated 11/30/10. The author responds to the editor's final feedback and provides a final revised manuscript.

12. The twelfth part of the document is a letter from the editor to the author, dated 12/05/10. The editor provides final feedback on the final revised manuscript and suggests some minor changes.

13. The thirteenth part of the document is a letter from the author to the editor, dated 12/10/10. The author responds to the editor's final feedback and provides a final revised manuscript.

14. The fourteenth part of the document is a letter from the editor to the author, dated 12/15/10. The editor provides final feedback on the final revised manuscript and suggests some minor changes.

15. The fifteenth part of the document is a letter from the author to the editor, dated 12/20/10. The author responds to the editor's final feedback and provides a final revised manuscript.

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9/5/2024

Application For Zoning Board of Appeals
Christopher and Katherine Markey
10210 Buhl Drive

Circumstances and Conditions

-Safety. The existing garage is unique to much of the neighborhood. The detached garage is located very close to the street. There is very little space between the garage and the street which creates an unsafe environment when backing out a vehicle. A pickup truck will be nearly in the street before a line of sight is opened by passing the overhead door. This is dangerous for passing drivers as well.

-Pushing the garage back and attaching it to the house allows us to pull in and out of the garage safely.

-We are a retired couple. This is our only residence and plan so to stay in this home. To age in place. Attaching the garage will allow us to get in in out of the vehicles without having to traverse through snow or ice in the winter.

-We currently rent a storage unit in Pinckney. The home is on a slab with limited storage. This will allow us to keep our storage items at home.

- There is one window in the kitchen that allows us to see someone approaching the home from the street. The variance allows us a clear sightline. The kitchen cannot be relocated. The other front windows are in a bedroom and bathroom.

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• 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

[Handwritten Signature] 9/5/24
[Handwritten Signature] 9/5/24

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VARIANCE (ZBA) APPLICATION CHECKLIST:

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

Zoning Board of Appeals Application Form

Site (plot) Plan with the following information:

- Location and width of road(s) and jurisdiction (public or private road).
- Location and dimensions of existing/proposed construction.
- Dimensions, designation, and heights of existing structures on property clearly marked.
- Dimensions of property (lot lines).
- Location and dimensions of required setbacks.
- Measurement from each side of existing and proposed structure to the property lines.
- All easements.
- Any bodies of water (lake, stream, river, or canal) with water body name.
- Distance proposed structure and existing structures are from any body of water.
- Septic tank and field, sewer (grinder pump), and water well.
- All areas requiring variances clearly marked with dimensions and amount of variance requested.
- Any outstanding topographic features that should be considered (hills, drop-offs, trees, boulders, etc.)
- Any other information which you may feel is pertinent to your appeal.
- If the variance is to a setback requirement a licensed professional stamp shall be on the site plan.

Preliminary sketch plans:

a) Elevation plans:

- Existing and proposed grade
- Finished floor elevations
- Plate height
- Building height
- Roof pitch

b) Floor plans:

- Dimension of exterior walls
- Label rooms
- Clearly identify work to be done
- Location of floor above and floor below

c) All other plans you may need to depict the variance you're requesting (surveys, grading plans, drainage plans, elevation certificates, topographical surveys, etc.)

Proof of Ownership: Include one of the following:

- a) Warranty Deed – showing title transaction bearing Livingston County Register of Deeds stamps, OR
- b) Notarized letter of authorization from seller of property giving the purchaser authorization to sign a Land Use Permit.

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