

ZBA Case Number 24-0007  
\$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: \_\_\_\_\_
2. Tax ID #: 15- 27 - 101 - 046 Subdivision: Allyn Burton's Lakeshore Annex No. 1 Lot No.: 28 + 40
3. Address of Subject Property: 10232 Buhl Dr, Pinckney
4. Property Owner: Todd + Katie Hallett Phone: (H) 810-560-9883  
Email Address: THallett@tkhomedesign.com (W) 248-446-1960  
Street: 10232 Buhl Dr City Pinckney State MI
5. Appellant (If different than owner): \_\_\_\_\_ Phone: (H) \_\_\_\_\_  
E-mail Address: \_\_\_\_\_ (W) \_\_\_\_\_  
Street: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_
6. Year Property was Acquired: 2015 Zoning District: WFR Flood Plain zone AE
7. Size of Lot: Front 50 Rear 50 Side 1 150 Side 2 150 Sq. Ft. 29534
11. Dimensions of Existing Structure (s) 1st Floor 35 x 78 2nd Floor \_\_\_\_\_ Garage 20 x 20 + 20 x 20
12. Dimensions of Proposed Structure (s) 1st Floor \_\_\_\_\_ 2nd Floor \_\_\_\_\_ Garage 21 x 67
13. Present Use of Property: Residential
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:  
a dimensional variance is requested

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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.

This is a lakefront property with a road bisecting the land.  
lot across from the lake is extra deep + very unique from most  
lakefront lots in Township.

- 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 extra deep lot portion only allows auxiliary storage units  
which is what lot is only suitable for + hope to build.

- 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.

The portion of the lot seeking variance for is across from  
the lakefront properties + is keeping with surrounding property  
auxiliary buildings.

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

The granting of this variance would keep within the  
master plan of the township.

- 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 variance sought would not be of general or  
recurrent a 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.

Granting the variance will not permit any use which  
is not permitted.

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

yes the requested variance is necessary to permit  
reasonable use of the land.

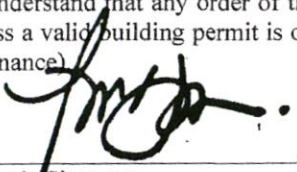
- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented 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.

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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)



9-10-24

Owner's Signature

Date

Appellant's Signature

Date

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