

ZBA Case Number 25-0005  
\$500.00FAX 810-231-4295  
PHONE 810-231-1000P.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: 5-14-25
2. Tax ID #: 15- 33-110-001 Subdivision: Cornwell Lot No.: 207/208
3. Address of Subject Property: 11519 West Lane / 4305 Cornwell
4. Property Owner: David & Grace Griesse Phone: (H) 810 852 1690  
Email Address: geaton@mtu.edu (W) \_\_\_\_\_  
Street: 4405 Shoreview Lane City Whitmore Lk State MI
5. Appellant (If different than owner): Diamond Building Phone: (H) 734 564 550  
E-mail Address: sales@diamondbuildingmt.com (W) 734 812 3091  
Street: 39555 Orchard Hill Place Ste 600 City Novi State MI
6. Year Property was Acquired: \_\_\_\_\_ Zoning District: \_\_\_\_\_ Flood Plain \_\_\_\_\_
7. Size of Lot: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side 1 \_\_\_\_\_ Side 2 \_\_\_\_\_ Sq. Ft. \_\_\_\_\_
11. Dimensions of Existing Structure (s) 1st Floor Ø 2nd Floor Ø Garage Ø
12. Dimensions of Proposed Structure (s) 1st Floor \_\_\_\_\_ 2nd Floor \_\_\_\_\_ Garage \_\_\_\_\_
13. Present Use of Property: Vacant Land
14. Percentage of Existing Structure (s) to be demolished, if any Ø %
15. Has there been any past variances on this property? Yes \_\_\_\_\_ No ✓
16. If so, state case # and resolution of variance application \_\_\_\_\_
17. Please indicate the type of variance or zoning ordinance interpretation requested:  
Variance To place home further West  
into "West Lane Proposed Vacation" (10 to 15 ft)  
Parcel # 4715-33-110-001 12.5 ft
18. Please explain how the project meets each of the following standards:

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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.

*Please see attached page*

- 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.

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- 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.

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

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- 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.

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

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

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• 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.

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18. A – G

A. The setback requirements apply to most properties in the area with similar parcel/lot sizes. Property owners must deal with narrow building envelopes making it difficult to erect certain structures on the properties. The Township ZBA has adopted lesser setbacks for this reason when necessary.

B. It is our position that the variance requested would allow construction of the home (single-family dwelling) in a location on the parcel/lot that would allow for a more suitable building site. We do not believe that it would be unnecessarily burdensome or prevent the enjoyment of substantial property rights enjoyed by other property in the vicinity.

C. It is our position that the variance requested will be of great benefit to the property & public & in no way be materially detrimental or injurious to said property or public welfare in zone/district. This property & those similar in the area all share narrow building envelopes. By granting this variance it would allow for improvement of said property, therefore benefiting the property owner.

D. It is our position that the variance requested will in no way have a negative impact or adversely affect the purpose/objectives of the master plan of the Township. To the best of our knowledge there is no plan in motion to develop this ROW/West Lane Proposed Vacation.

E. Many of the properties in this area are narrow therefore they have small building envelopes. A requested variance of this nature would not be specific to just this property, but multiple properties in the Township that would encounter this same issue.

F. This sight & those around it & in the general vicinity within the Township are zoned for single-family residential homes. The proposed home complies with the Township's zoning regulations.

G. It is our position that the variance requested is the minimum necessary for reasonable use of the land based on the position/placement of the of the proposed home on the parcel/lot. By allowing this variance the home would have reasonable & more usable area on the lot for a yard between it & the existing gravel drive/entry on the east side of the property.

- 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).

Gonzalez 5-12-25  
Owner's Signature Date

[Signature] 4/12/2025  
Appellant's Signature Date

[Signature] 5-12-25

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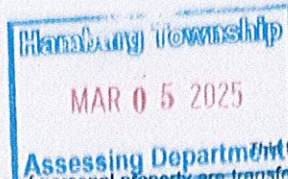
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# Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.



L-4260

1. Street Address of Property <b>11519 West Lane</b>		2. County <b>Livingston</b>	3. Date of Transfer (or land contract signed) <b>February 27, 2025</b>
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village <b>Hamburg</b>		5. Purchase Price of Real Estate <b>200,000.00</b>	
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>4715-33-110-001</b>		6. Seller's (Transferor) Name <b>Carolyn V. Moehrl, Trustee of The Carolyn V. Moehrl Trust, dated March 23, 2023</b>	
10. Type of Transfer. <b>Transfers</b> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		8. Buyer's (Transferee) Name and Mailing Address <b>Grace Griesse and David Griesse</b>	
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		9. Buyer's (Transferee) Telephone Number <b>4311 Cornwell Lane, Whitmore Lake, MI 48189</b>	
12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No		13. Amount of Down Payment	
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed) <b>140,000.00</b>	

## EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members \*(see page 2)
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor \*\* (see page 2)
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stock
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☐ Other, specify: \_\_\_\_\_

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## CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

MAY 14 2025

Printed Name

**Grace Griesse and David Griesse**

**Hamburg Township**

Signature

Date **Planning and Zoning Department**  
**February 27, 2025**

Name and title, if signer is other than the owner

Daytime Phone Number

E-mail Address  
**geaton@mtu.edu**



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WARRANTY DEED

File No.: 25-109500-11

THE GRANTOR, Carolyn V. Moehrle, Trustee of The Carolyn V. Moehrle Trust, dated March 23, 2023

whose address is: 4311 Cornwell Lane, Whitmore Lake, MI 48189

conveys and Warrants to Grace Griese aka Grace C. Griese and David Griese aka David C. Griese, wife and husband

whose address is: 4405 Shoreview Lane, Whitmore Lake, MI 48189

situated in the Township of Hamburg, County of Livingston, State of Michigan, described as follows:

SEC 33 T1N R5E BEG NW COR LOT 5 CORNWELL ACRES SUB TH N 81°E 87.6 FT TH S 1°56'E 149.3 FT TH S 9°E 20.2 FT TH S 01°41'W 544.17 FT, TH W 100 FT TH N 2°E 646.7 FT TO POB ALSO ALL THAT PART LOTS 209 & 210 LYING N OF E & W 1/4 LINE OF SEC 33.

Subject to any easements and restrictions of record; the subject to a right-of-way easement from the south line of Lot 6 to the east and west quarter line over the west 15 feet of the above described property and together with a right-of-way for easement purposes over the east 15 feet of property lying on the west side and contiguous to such easement, for joint driveway purposes and exclusively for the benefit of the property hereinabove conveyed and retained by Grantors. The above described 1 property shall not be used for any other purpose than lake cottages and not more than two cottages shall be erected thereon.

Tax Parcel No.: 4715-33-110-001

Commonly known as: 11519 West Lane, Whitmore Lake, MI 48189

*\*Private Road Disclosure attached*

for the sum of TWO HUNDRED THOUSAND AND 00/100 Dollars (\$200,000.00)