



# Zoning Board of Appeals Staff Report



**TO:** Zoning Board of Appeals  
(ZBA)

**FROM:** David Rohr

**HEARING DATE:** June 11, 2025

**SUBJECT:** ZBA 25-0005

**PROJECT** Single Family Home

**SITE:** 11519 west Lane.  
TID 4715-33-110-001

**OWNER:** David & Grace  
Griese

**APPLICANT:** Diamond Building

**PROJECT:** Variance application to permit the construction of a new single-family home.  
Variance request:

- Front setback of 12.5 feet, instead of 25 feet, per section 36-171. (D)

**ZONING:** WFR– Waterfront Residential

## **Project Description**

Variance application to permit the construction of a new single-family home. The proposed home will be between an existing access easement to the east and a platted but undeveloped private ROW to the west. Because of the existing parcel conditions, there is limited buildable area. A Front setback of 12.5 feet, instead of 25 feet from the private ROW is requested.

## **Standards of Review**

In accordance with Section 36-137 of the Hamburg Township Zoning Ordinance, the ZBA's decision on this matter is to be based on findings of fact to support the standards provided below. The applicable discretionary standards are listed below in **bold typeface**, followed by Staff's analysis of the request as it relates to these standards. A variance may be granted only if the ZBA finds that all of the following standards are met:

- 1. 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.**

The applicant's parcel has an existing driveway which limits the buildable area for the proposed house. The ROW is not developed and wooded, with future plans to abandon the ROW. Staff supports the request for the variance.

- 2. 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.**

Granting this variance request is necessary for the preservation and enjoyment of a substantial property right, as the existing driveway limits the buildable area.

- 3. 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 variance setback request is not likely to be materially detrimental to the public welfare or materially injurious to the property or improvements in the district.

- 4. That the granting of such variance will not adversely affect the purpose or objectives**

**of the master plan of the Township.**

Granting this variance will not adversely affect the 2020 Master plan.

- 5. 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 condition or situation of the specific piece of property is not of a general and recurrent nature.

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

The site is zoned for single-family dwellings and related appurtenances. Approval of the variance request would not permit the establishment of a use not permitted by right within the district.

- 7. The requested variance is the minimum necessary to permit reasonable use of the land.**

Staff finds that the proposed structure will have minimal impact on the surrounding properties. Staff believes the location and size of the home is well placed and will have minimal impact on the surrounding residents.

*“Practical difficulty” exists on the subject site when the strict compliance with the Zoning Ordinance standards would render conformity unnecessarily burdensome (such as exceptional narrowness, shallowness, shape of area, presence of floodplain or wetlands, exceptional topographic conditions).*

### **Recommendation**

Staff recommends the ZBA open the public hearing, take testimony, close the public hearing, evaluate the proposal for conformance with the applicable regulations, and deny or approve the application. In the motion to deny or approve the project, the ZBA should incorporate the ZBA’s discussion and analysis of the project and the findings in the staff report.

### **Approval Motion**

Motion to approve variance application ZBA 25-0005 at 11519 West Lane. TID 4715-33-110-001. Applicant requests:

- Front setback of 12.5 feet, instead of 25 feet, per section 36-171. (D)

The variance meets variance standards one (1) through seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and a practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening and as presented in the staff report.

**Denial Motion**

Motion to deny variance application ZBA 25-0005 at 11519 West Lane. TID 4715-33-110-001.

Applicant requests:

- Front setback of 12.5 feet, instead of 25 feet, per section 36-171. (D)

The variance does not meet variance standards one (1), two (2), or seven (7) of Section 36-137 of the Hamburg Township Zoning Ordinance, and no practical difficulty exists on the subject site when strict compliance with the Zoning Ordinance standards is applied, as discussed at the meeting this evening, and as presented in this staff report.

**Attachments:**

Application

Project plans