

ZBA Case Number 23-0015
\$600.00

HAMBURG TOWNSHIP
Date 09/13/2023 1:51:19 PM
Ref ZBA2300-15
Receipt 1297635
Amount \$600.00



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: 9-12-23
- 2. Tax ID #: 15- 17 - 301 - 005 Subdivision: Rush Lake Lot No.: 5
- 3. Address of Subject Property: 3168 Nesbit Rd, Pinckney, MI 48169
- 4. Property Owner: Nick Passucci Phone: (H) 734-564-4053
Email Address: npassucci@gmail.com (W) _____
Street: 3168 Nesbit Rd City Pinckney State MI
- 5. Appellant (If different than owner): _____ Phone: (H) _____
E-mail Address: _____ (W) _____
Street: _____ City _____ State _____
- 6. Year Property was Acquired: 2020 Zoning District: WFR Flood Plain Rush Lake
26093004820
- 7. Size of Lot: Front 70 Rear 71.84' Side 1 83.90' Side 2 90.37' Sq. Ft. 6143.44 SF
- 11. Dimensions of Existing Structure (s) 1st Floor 42.4 x 31.2 2nd Floor X Garage 22 x 24
- 12. Dimensions of Proposed Structure (s) 1st Floor 56 x 24 2nd Floor 29'11" x 28 Garage 23.17 x 20.5
- 13. Present Use of Property: single family residence
- 14. Percentage of Existing Structure (s) to be demolished, if any 100 %
- 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:
2 side yard setbacks and front yard setback

RECEIVED

SEP 12 2023

Hamburg Township
Planning and Zoning Department

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.

The current condition of current structures ^{and electrical is not} ~~foundation~~ ~~is not~~ sufficient to west n remodel, nor support addition of a second story

- 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.

This property is intended to be utilized as our primary residence and current structure is not enough space to support nuclear family.

- 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.

Requested variances are very close to current property structure set backs & are aligned with adjacent properties.

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

No change, structure will be primary residence

- 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.

Variances are not recurrent and will allow property / lot to be buildable.

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

No change, structure will be primary residence

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

Yes, as current set backs the lot would not be conducive to building & would be much more restricted than other properties on the street.

- 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.

RECEIVED

SEP 12 2023

Hamburg Township
Planning and Zoning Department

• 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).

Nick P... 9/11/23
Owner's Signature Date

Appellant's Signature Date

RECEIVED

SEP 12 2023

Hambur...
Planning and Zoning Dept

LIVINGSTON COUNTY TREASURER'S CERTIFICATE

I hereby certify that there are no TAX LIENS OR TITLES held by the State or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument or appear on the records in this office, except as stated.

Feb 12, 2020 Jennifer M. Nash, Treasurer By TJ 27839

2019 TAX NOT AVAILABLE FOR EXAMINATION

2020R-004587
RECORDED ON
02/13/2020 08:32:05 AM
BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 26.00
REMON: 4.00
PAGES: 2

WARRANTY DEED

Received eRecord 2/11/2020 at 04:02 PM
LivCo, MI ROD by

(Platted/Condominium)

Drafted By: *Charles Williams*
~~The Williams Family Trust u/a/d May 10, 2018~~
3168 Nisbet Rd
Pinckney, MI 48169

Return To:
Nick Passucci
44829 Seabrook Drive
Canton, MI 48188

Send Tax Bills To:
Nick Passucci
44829 Seabrook Drive
Canton, MI 48188

Recording Fee: \$35.00	State Transfer Tax: \$1,500.00	Tax Parcel No.: 4715-17-301-005
File Number: 871949	County Transfer Tax: \$220.00	

Know All Persons by These Presents: That **Charles L. Williams and Delores E. Williams, as Trustees of the Williams Family Trust u/a/d May 10, 2018** whose address is 3168 Nisbet Rd, Pinckney, MI 48169

Convey(s) and Warrant(s) to **Nick Passucci and Delaine D Passucci** whose address is 44829 Seabrook Drive, Canton, MI 48188

the following described premises situated in the Township of **Hamburg**, County of **Livingston**, State of Michigan, to wit:

Lot(s) 5 of **WATSON'S RUSH LAKE SUB NO. 1** according to the plat thereof recorded in Liber 6 of Plats, Page 37 of Livingston County Records.

More commonly known as: **3168 Nisbet Rd, Pinckney, MI 48169**
For the full consideration of: **two hundred thousand Dollars (\$200,000.00)**

Subject To:
Existing building and use restrictions, easements of record, and zoning ordinances, if any.

STATE OF MICHIGAN
LIVINGSTON COUNTY
02/13/2020
2020R-004587



REAL ESTATE
TRANSFER TAX
220.00 CO
1,500.00 ST
TTX # 6266325



RECEIVED
SEP 13 2020
First American Title
Hamburg Planning and Zoning

and becoming a part of Warranty Deed dated: January 31, 2020 between Charles L. Williams and Delores E. Williams, as Trustees of the Williams Family Trust u/a/d May 10, 2018, as Seller(s) and Nick Passucci and Delaine D. Passucci, as Purchaser(s).)

Dated this January 31, 2020.

Seller(s):

The Williams Family Trust u/a/d May 10, 2018

Charles L. Williams

Charles L. Williams, Trustee

Delores E. Williams

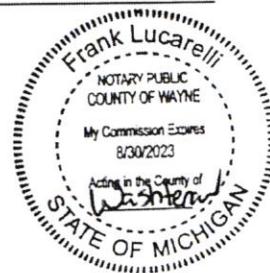
Delores E. Williams, Trustee

State of Michigan
County of Washtenaw

The foregoing instrument was acknowledged before me this January 31, 2020 by Charles L. Williams and Delores E. Williams, as Trustees of the Williams Family Trust u/a/d May 10, 2018.

Frank Lucarelli

Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:



RECEIVED

SEP 12 2023

Hamburg Township
Planning and Zoning Department

WARRANTY DEED

(Platted/Condominium)

Drafted By: Charles Williams
~~The Williams Family Trust u/a/d May 10, 2018~~
3168 Nisbet Rd
Pinckney, MI 48169

Return To:
Nick Passucci
44829 Seabrook Drive
Canton, MI 48188

Send Tax Bills To:
Nick Passucci
44829 Seabrook Drive
Canton, MI 48188

Recording Fee: \$35.00
File Number: 871949

State Transfer Tax: \$1,500.00
County Transfer Tax: \$220.00

Tax Parcel No.: 4715-17-301-005

Know All Persons by These Presents: That **Charles L. Williams and Delores E. Williams, as Trustees of the Williams Family Trust u/a/d May 10, 2018** whose address is 3168 Nisbet Rd, Pinckney, MI 48169

Convey(s) and Warrant(s) to **Nick Passucci and Delaine D Passucci** whose address is 44829 Seabrook Drive, Canton, MI 48188

the following described premises situated in the Township of **Hamburg**, County of **Livingston**, State of Michigan, to wit:

Lot(s) 5 of WATSON'S RUSH LAKE SUB NO. 1 according to the plat thereof recorded in Liber 6 of Plats, Page 37 of Livingston County Records.

More commonly known as: **3168 Nisbet Rd, Pinckney, MI 48169**

For the full consideration of: **two hundred thousand** Dollars (\$200,000.00)

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.



First American Title Insurance Company

RECEIVED

SEP 12 2023

Hamburg
Planning and
First American Title



First American Title Insurance Company

State Direct Office: 400 Water St. Ste. 100, Rochester, MI 48307

ORIGINAL DEED

Enclosed is your Original Deed that has been recorded with the Register of Deeds. While the recorded copy is now of public record, this is the original document putting you in title to your property.

This is a valuable document and should be kept in a secure place.

Thank you for using **First American Title Insurance Company.**

RECEIVED

SEP 12 2023

Hamburg Township
Planning and Zoning Department