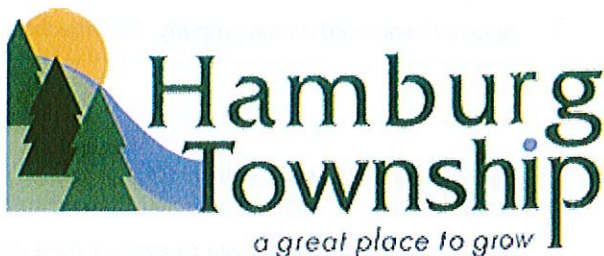


ZBA Case Number 24-0009
\$500



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: 10-7-2024
2. Tax ID #: 15- 31 - 201 - 014 Subdivision: Tamarina Park Lot No.: 14
3. Address of Subject Property: 11347 Pleasant View Dr.
4. Property Owner: Robert & Brandi Straker Phone: (H) 248-345-9444
Email Address: BrandiStraker@gmail.com (W) _____
Street: 11347 Pleasant View 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: 2017 Zoning District: _____ Flood Plain _____
7. Size of Lot: Front 143.05 Rear 45.84 Side 1 357.06 Side 2 350' Sq. Ft. 29,370.08
11. Dimensions of Existing Structure (s) 1st Floor 1866 2nd Floor _____ Garage _____
12. Dimensions of Proposed Structure (s) 1st Floor APPROX 2295 2nd Floor _____ Garage _____
13. Present Use of Property: Single Family Home
14. Percentage of Existing Structure (s) to be demolished, if any _____ %
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:

Variance from west side yard setback

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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 lot is oddly shaped and the placement of the house is not centered on the property. See attached Exhibit A

- 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 primary bedroom has 7 ft ceilings and lacks a closet, as well as there is only 1 bathroom for a 4 bedroom 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.

The proposed variance has been carefully evaluated by our builder, our architect, and our neighbors, and it has been determined that it will not adversely impact public welfare or cause harm to adjacent properties or improvements in the surrounding zone or district. The adjustment will respect the existing character of the area while ensuring that it aligns with both safety standards and community well-being. Any potential concerns have been addressed to ensure that the modifications will not result in material detriment or injury to the surrounding property values, it will only add to the value of the area. See exhibit D & E.

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

The proposed variance is to make a more efficient livable home which will not adversely affect or undermine 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 lot has an irregular shape, and the home is positioned closer to the West side of the property line than the East side. The intended use of the property for which the variance is being requested is not of a common or recurring 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.

The approval of this variance will not allow the introduction of any use within the district that is not already permitted. This variance strictly pertains to this specific request and does not alter or expand the allowable uses defined for the district. It remains consistent with permitted uses in the area.

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

We are requesting only the minimum relief required to use the property effectively. We would not be encroaching closer to the property line, we will maintain the same alignment as the existing house.

- 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).

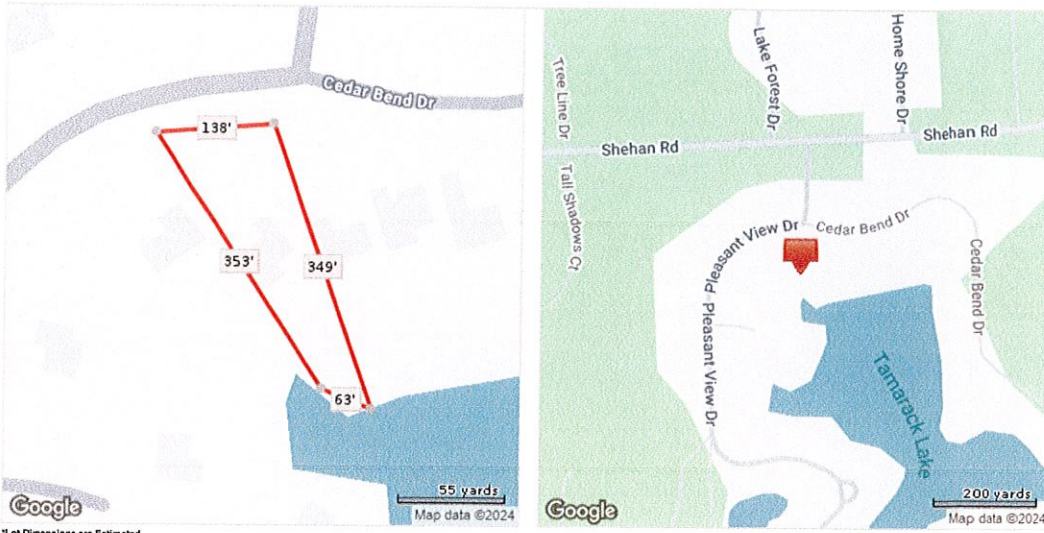
Robert J. Miller B. J. 10-7-2024
Owner's Signature Date

Robert J. Miller B. J. 10-7-2024
Appellant's Signature Date

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Planning and Zoning Department



*Lot Dimensions are Estimated

Exhibit A

Property Details Courtesy of Brandi Straker, MICHRC, LLC

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 10/04/24

Page 3/3

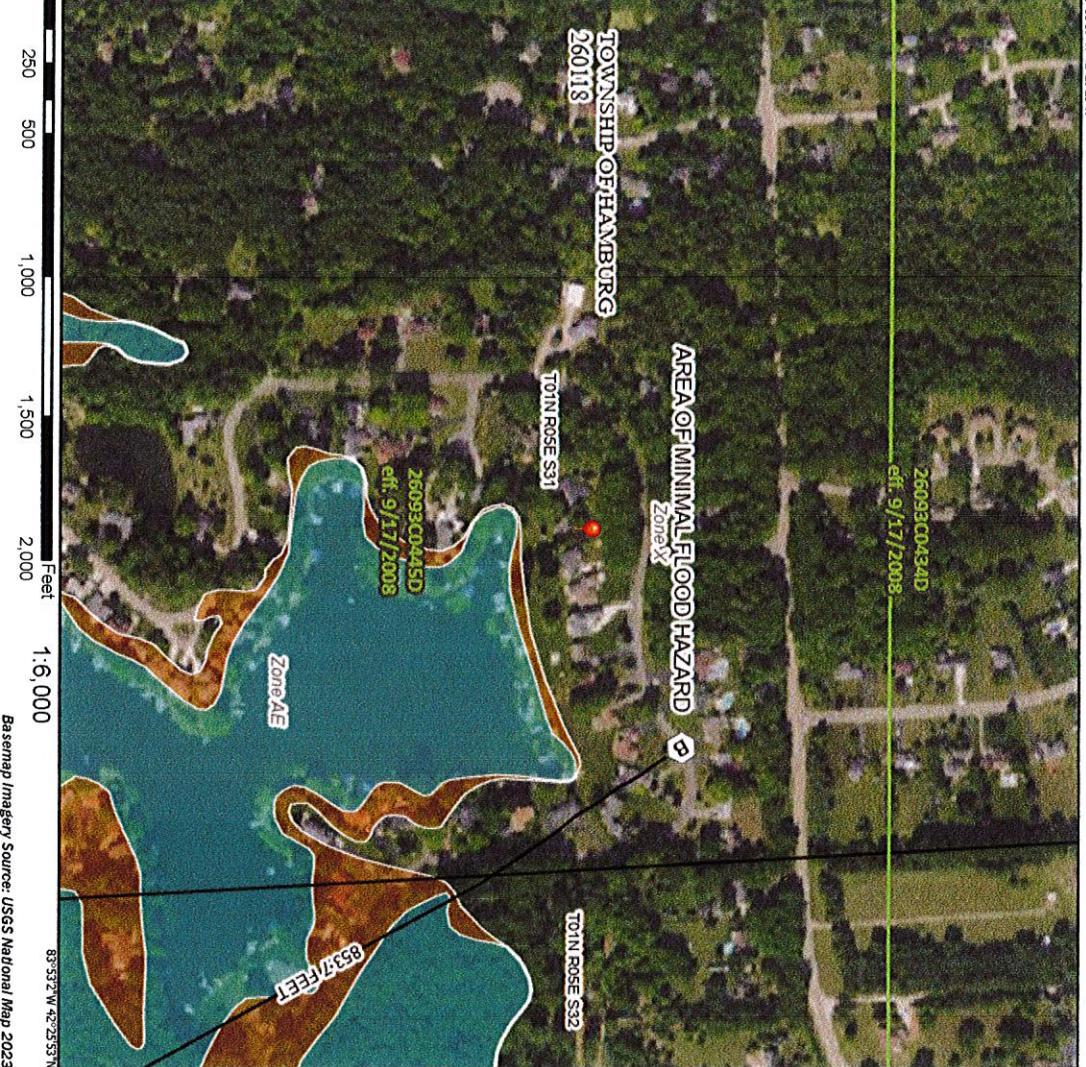
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Planning and Zoning



3°53'39" W 42°26'20" N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX. MAP FOR FIRM PANEL LAYOUT

Legend

	Without Base Flood Elevation (BFE) Zone A, V, AE9 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levees. See Notes, Zone X
	Area with Flood Risk due to Levees Zone D

	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LDMs
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Lane, Dike, or Floodwall

	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	17.5 Coastal Transect
	Limit of Study
	Base Flood Elevation Line (BFE)
	Jurisdiction Boundary
	Coastal Transect Baseline Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFWL web services provided by FEMA. This map was exported on 10/07/2024 at 11:05 AM and does not reflect changes or amendments subsequent to this date and time. The NFWL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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Hamburg Township
Planning and Zoning Department

Robert & Brandi Straker
11347 Pleasant View Dr
Pinckney, MI 48169

October 7, 2024

Zoning Board
Hamburg Township
10405 Merrill Rd
Hamburg, MI 48139

Dear Members of the Zoning Board,

We are writing to request a setback variance for our property. After discussing this proposal with our immediate neighbors, both are in agreement and do not foresee any negative impacts on surrounding properties.

Our request stems from the unique challenges presented by our property's unusual shape and the way our home is positioned on it. Specifically, we currently have a bedroom with a 7-foot ceiling, no closet, and our home only has one bathroom. Given the layout of our home, it is extremely difficult to address these issues without incurring the substantial costs of tearing down and rebuilding the house.

We are respectfully requesting a variance to allow for the addition of a bathroom and closet to the master bedroom. This addition would follow the existing line of the home, and not extend past that current line. The proposed improvement would simply square off the back southwest corner of the house and move the northwest (front) corner of the home forward.

Thank you for your consideration of our request. We believe this variance will help meet our basic needs without affecting the character or value of the neighborhood.

Sincerely,



Robert & Brandi Straker
(248) 345-9444

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OCT 07 2024

Hamburg Township
Planning and Zoning Department

October 7, 2024

Zoning Board
Hamburg Township
10405 Merrill Rd
Hamburg, MI 48139

Dear Members of the Zoning Board,

We are writing to express our support for the zoning variance request submitted by Robert and Brandi Straker, who reside at 11347 Pleasant View Dr. As direct neighbors of the property, we have been informed of the proposed variance, which seeks to build out the Southwest corner of their home, and a small addition along the front Northwest corner, not exceeding the current house line. Both would run along the current line of their existing home.

After reviewing the plans and discussing the project with the Strakers, we believe that the proposed changes will not negatively impact the character or value of our neighborhood. In fact, we feel that the variance will allow them to improve their property in a way that is both beneficial to them and consistent with the surrounding homes.

We understand the zoning regulations are in place to maintain a balanced community, but in this particular case, we do not believe that granting the variance will cause any undue hardship to neighboring properties, including our own. We fully support the requested variance and believe it will positively enhance the appearance and functionality of their property.

Please feel free to contact us if you have any questions regarding our support for this request.

Sincerely,

Patricia a. Hughes 

Patricia Hughes & Ronald Jeffries
11359 Pleasant View Dr.
Pinckney, MI 48169

(734) 878-6449

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Hamburg Township
Planning and Zoning Department

October 7, 2024

Zoning Board
Hamburg Township
10405 Merrill Rd
Hamburg, MI 48139

Re: Proposed variance for 11347 Pleasant View Dr.

Dear Zoning Board,

We, Michael & Diana Brunner, residing at 11335 Cedar Bend Dr., are writing to express our support for the variance the Strakers are requesting for their property located at 11347 Pleasant View Dr. After reviewing the details of their project, we do not have any objections to the variance that would allow for building out the Southwest corner of their home, not exceeding the current house line. Also, building a small home addition on the front Northwest corner of their home.

We believe that their proposed project will not negatively impact our property or the neighborhood, and we are in full agreement with it moving forward.

Sincerely,



Michael & Diana Brunner
11335 Cedar Bend Dr
Pinckney, MI 48169

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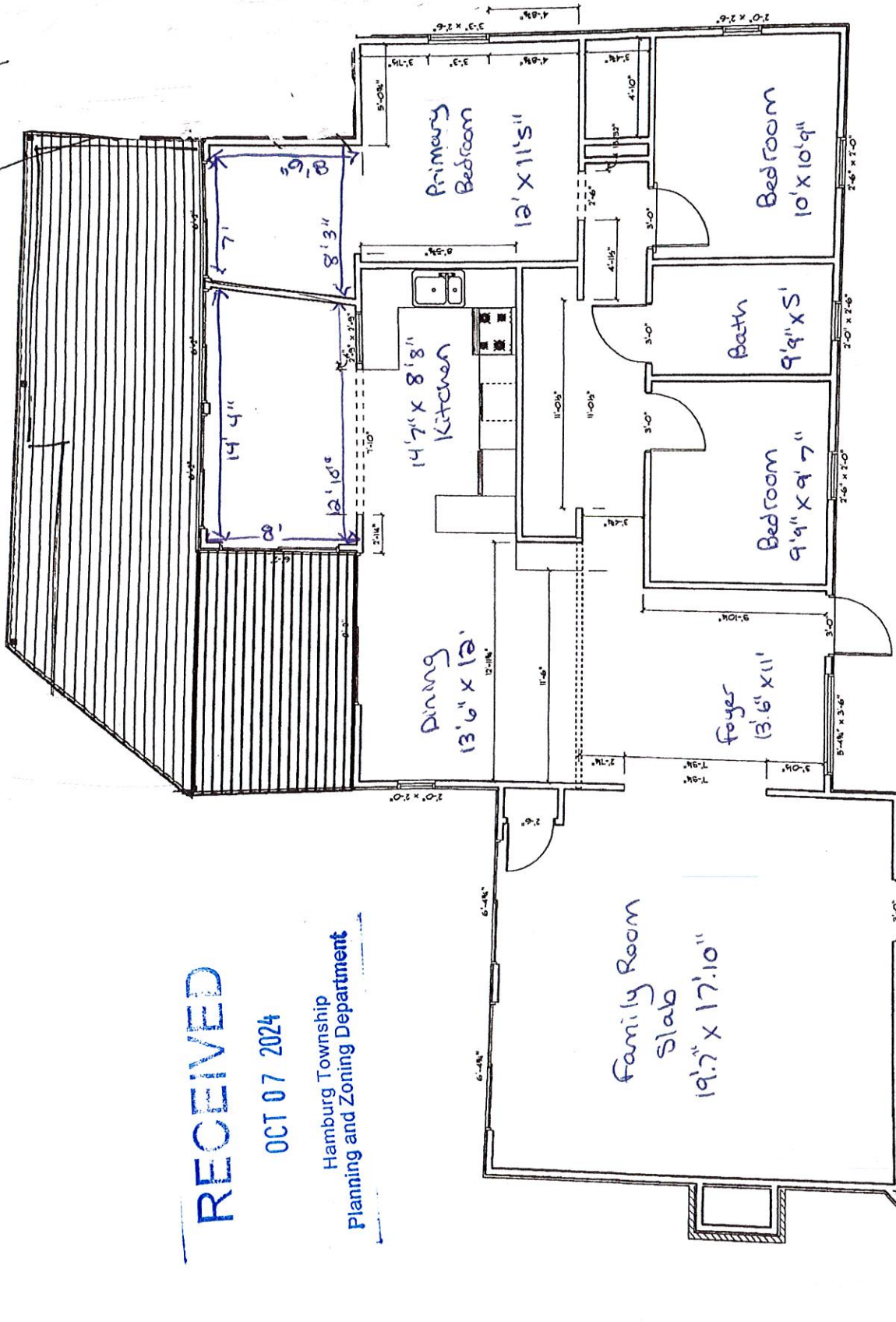
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Hamburg Township
Planning and Zoning Department



EXISTING MAIN FLOORPLAN

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.

Jul 17, 2017 Jennifer M. Nash, Treasurer by SN 25916

2017R-020846

RECORDED ON
07/18/2017 9:00:04 AM
BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 26.00
REMON: 4.00
PAGES: 2

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OCT 07 2024

Hamburg Township
Planning and Zoning Department

WARRANTY DEED-(Statutory Form)
C.L. 1948, 565.152 M.S.A. 26.571

Received eRecord 7/17/2017 at 01:44 PM
LivCo, MI ROD by KC

Furnished by EIT TITLE

KNOW ALL MEN BY THESE PRESENTS: That The Betty Jane Baskin Living Trust utd 6/27/07 whose address is 11347 Pleasant View Drive, Pinckney, MI 48169

Convey(s) and Warrant(s) to Robert J Straker and Brandi A Straker, Husband and Wife whose address is 14640 Ingram, Livonia, MI 48154

the following described premises :

Situated in the Township of Hamburg, Livingston County, Michigan.

Lot 14 of Tamarina Park Subdivision, according to the recorded plat thereof, as recorded in Plat Liber 12, Pages 37 through 39, inclusive, Livingston County Records.

Commonly Known As: 11347 Pleasant View Drive
Tax Number: 4715-31-201-014

for the full consideration of Four Hundred Thirty Six Thousand One Hundred and 00/100 Dollars (\$436,100.00) subject to easements, restrictions or reservations of record.

Dated this 29th day of June, 2017

Signed and Sealed:

Betty Jane Baskin (L.S.)
Betty Jane Baskin, Settlor and Trustee of the
Betty Jane Baskin Living Trust utd 6/27/07

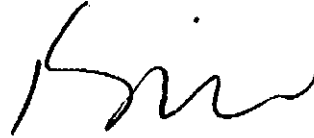
STATE OF MICHIGAN
Livingston County
07/18/2017
2017R-020846
REAL ESTATE TRANSFER TAX
\$480.15 CO
\$3273.75 ST
TTX# 6184954



104769

STATE OF MICHIGAN
COUNTY OF LIVINGSTON SS.

On this 29th day of June, 2017 before me personally appeared Betty Jane Baskin, Settlor and Trustee of the Betty Jane Baskin Living Trust utd 6/27/07 who did provide proof of their identity; to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.



Deborah Webb, Notary Public
Washtenaw County, Michigan
My Commission Expires: 8/24/20
Acting in Livingston County

Instrument Drafted by: Betty Jane Baskin, 111347 Pleasant View Drive, Pinckney, MI 48169

Recording Fee \$30.00

When recorded return to GRANTEE

Transfer Tax \$3753.90

PNTI Ins. # D10391

Send Subsequent tax bills to GRANTEE

Tax Number: 4715-31-201-014