

ZBA Case Number 24-0002

HAMBURG TOWNSHIP  
Date: 02/07/2024 1:22:28 PM  
Ref ZBA2400-02  
Receipt 1306140  
Amount \$550.00



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: \_\_\_\_\_
2. Tax ID #: 15- 23 - 306 - 020 Subdivision: \_\_\_\_\_ Lot No.: \_\_\_\_\_
3. Address of Subject Property: 6365 RIVERDALE
4. Property Owner: DAVE & JOEY GROH Phone: (H) 248-722-5058  
Email Address: JOEY.GROH@GMAIL.COM (W) \_\_\_\_\_  
Street: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_
5. Appellant (If different than owner): \_\_\_\_\_ Phone: (H) \_\_\_\_\_  
E-mail Address: BRUNELCONSTRUCTIONSERVICES@GMAIL.COM (W) \_\_\_\_\_  
Street: 8030 M'DERMOTT DR ART 15 City DAVISON State MI
6. Year Property was Acquired: \_\_\_\_\_ Zoning District: \_\_\_\_\_ Flood Plain \_\_\_\_\_
7. Size of Lot: Front 60' Rear 60' Side 1 121' Side 2 123' Sq. Ft. 7,320
11. Dimensions of Existing Structure (s) 1st Floor 768' 2nd Floor \_\_\_\_\_ Garage 480'
12. Dimensions of Proposed Structure (s) 1st Floor 1,216' 2nd Floor 768' Garage 480'
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:  
DIMENSION VARIANCE RIVERDALE

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18. Please explain how the project meets each of the following standards:

Hamburg Township  
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.

PROPERTY IS IN A NATURAL RIVER DISTRICT AND NON CONFORMING AND VERY SMALL

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 WAS A HOME PURCHASED FROM A FAMILY MEMBER. THIS HAS BEEN IN MR. GROH'S FAMILY FOR DECADES. HE BOUGHT IT FOR HIS CHILDREN & RETIREMENT.

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 VARIANCE WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR MATERIALLY INJURIOUS

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

WILL NOT ADVERSELY AFFECT THE MASTER PLAN

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 IS NOT OF A GENERAL OR RECURRENT 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.

PARCEL WILL REMAIN RESIDENTIAL

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

THIS VARIANCE IS THE MINIMUM NECESSARY

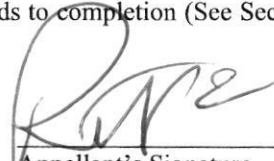
- I hereby certify that I am the owner of the subject property or have been authorized to act on behalf of the owner(s) and that all of the statements and attachments are true and correct to the best of my knowledge and belief.
- I acknowledge that approval of a variance only grants that which was presented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

\_\_\_\_\_  
Owner's Signature                      Date

 \_\_\_\_\_  
Appellant's Signature                      Date

2-7-24

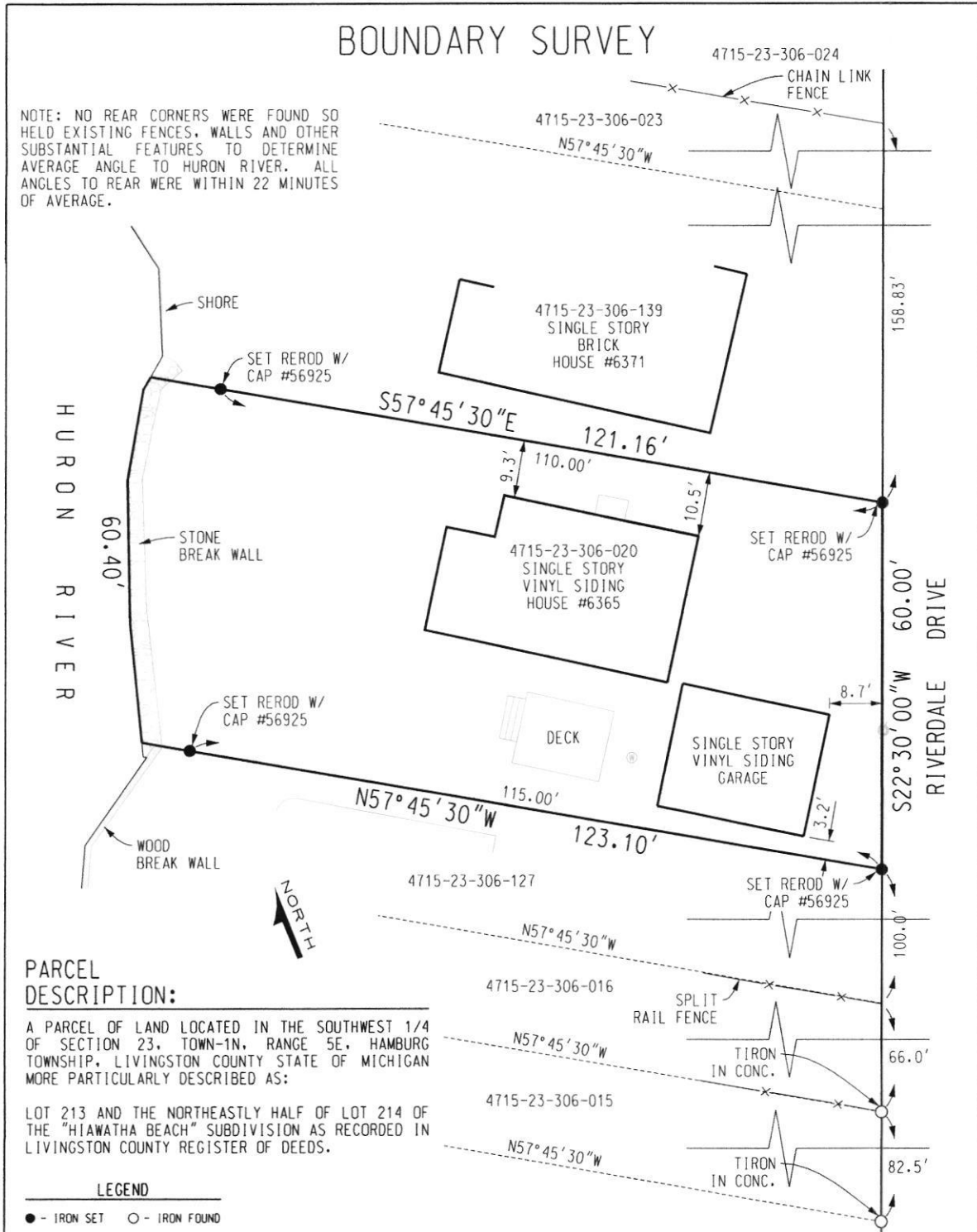
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Planning and Zoning Department

# BOUNDARY SURVEY

NOTE: NO REAR CORNERS WERE FOUND SO HELD EXISTING FENCES, WALLS AND OTHER SUBSTANTIAL FEATURES TO DETERMINE AVERAGE ANGLE TO HURON RIVER. ALL ANGLES TO REAR WERE WITHIN 22 MINUTES OF AVERAGE.



### PARCEL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWN-1N, RANGE 5E, HAMBURG TOWNSHIP, LIVINGSTON COUNTY STATE OF MICHIGAN MORE PARTICULARLY DESCRIBED AS:

LOT 213 AND THE NORTHEASTLY HALF OF LOT 214 OF THE "HIAWATHA BEACH" SUBDIVISION AS RECORDED IN LIVINGSTON COUNTY REGISTER OF DEEDS.

### LEGEND

- - IRON SET
- - IRON FOUND

SEAL:

PROJECT: LAURA DAVIS  
6365 RIVERDALE DR.  
WHITMORE LAKE, MI

SW 1/4, SECTION 23  
TOWN 1N - RANGE 5E  
HAMBURG TOWNSHIP  
STATE OF MICHIGAN

JOB NO.: 240101  
SCALE: 1" = 20'  
DATE: 01-16-2024

## Griggs Quaderer Inc.

Civil Engineering • Land Surveying • Site Planning  
PH: (810) 695.0154      8308 Office Park Dr.  
FX: (810) 695.0158      WWW.GQINCORP.COM      Grand Blanc, MI 48439

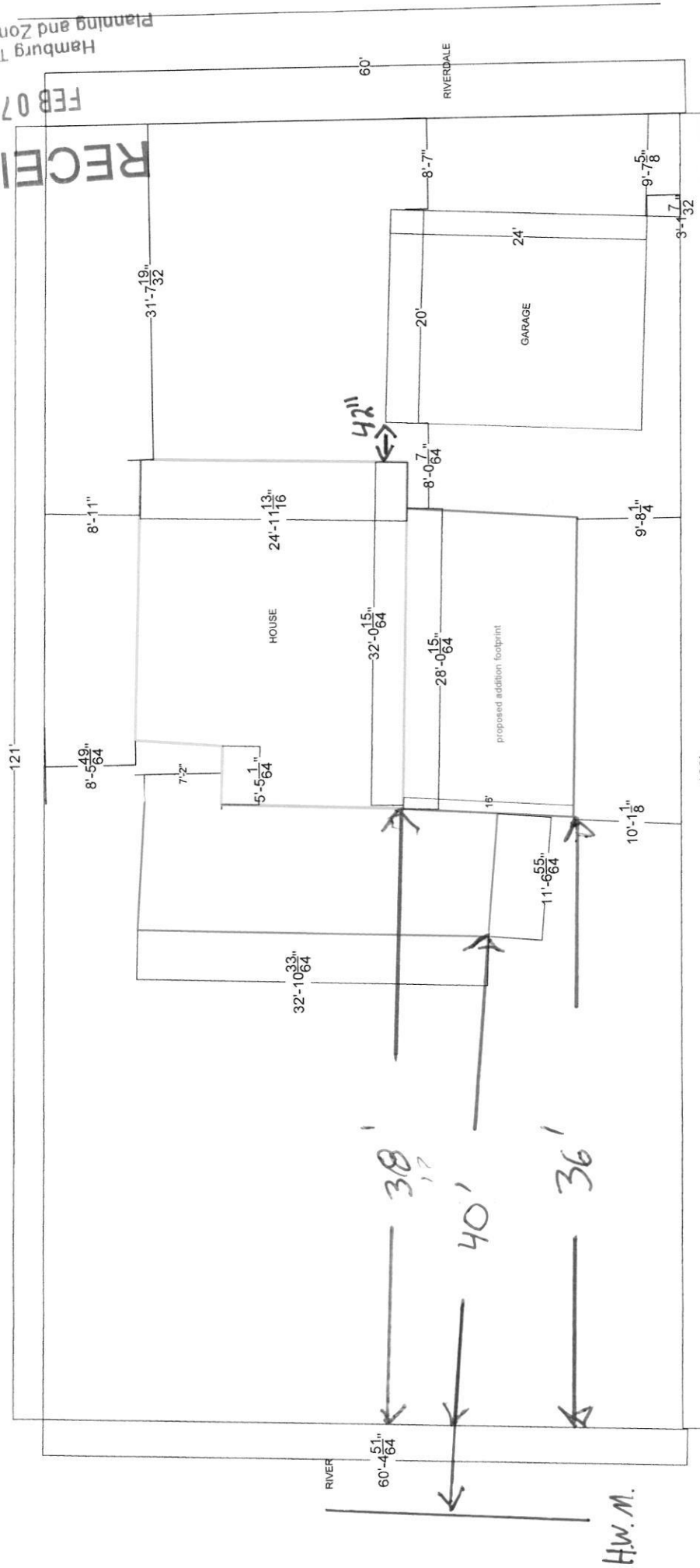
REVISION:  
DRAWN BY:  
CHK'D BY: BRZEZINSKI  
MISC: FEB 07 2024  
PAGE: 01 OF 01

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UPON ZONING APPROVAL - ARCHITECTURAL SEALED BLUEPRINTS WILL BE PROVIDED

FELLOW-ADDED BEYOND FLOOR

GREEN = ADDITION  
BLUE = DECK AREA

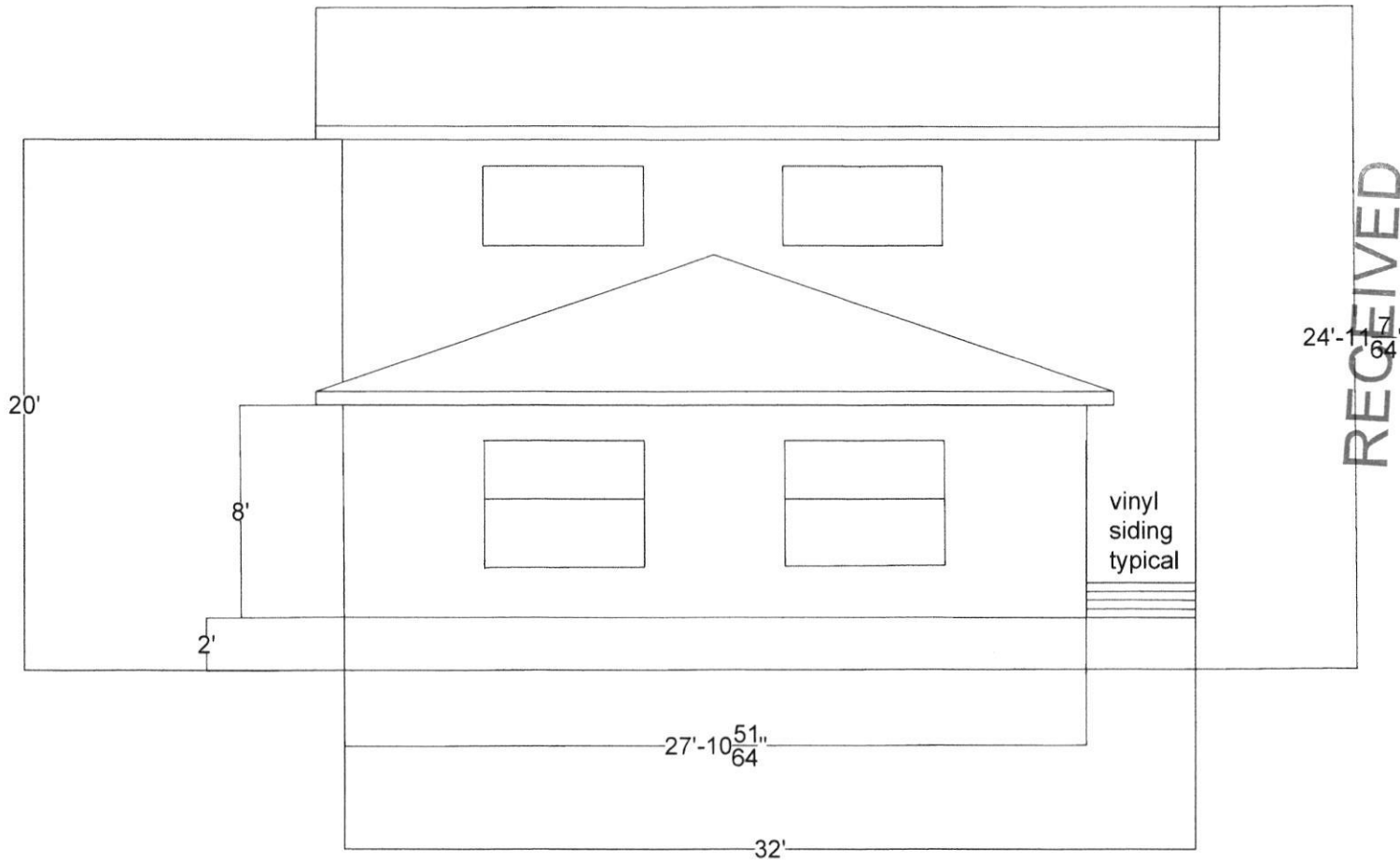
DRAWINGS PROVIDED BY  
BRUNELL CONSTRUCTION  
810-252-8297  
brunellconstructionservices@gmail.com

PLOT PLAN  
12/23/2023

Dave & Joey Groh  
6365 Riverdale Rd  
Whitmore Lake, MI

Approx lot size 7,320 sq ft  
Total proposed footprint including garage and existing structure 1,690 sq ft of land use.  
Existing decks and out buildings will be removed.

H.W.M.



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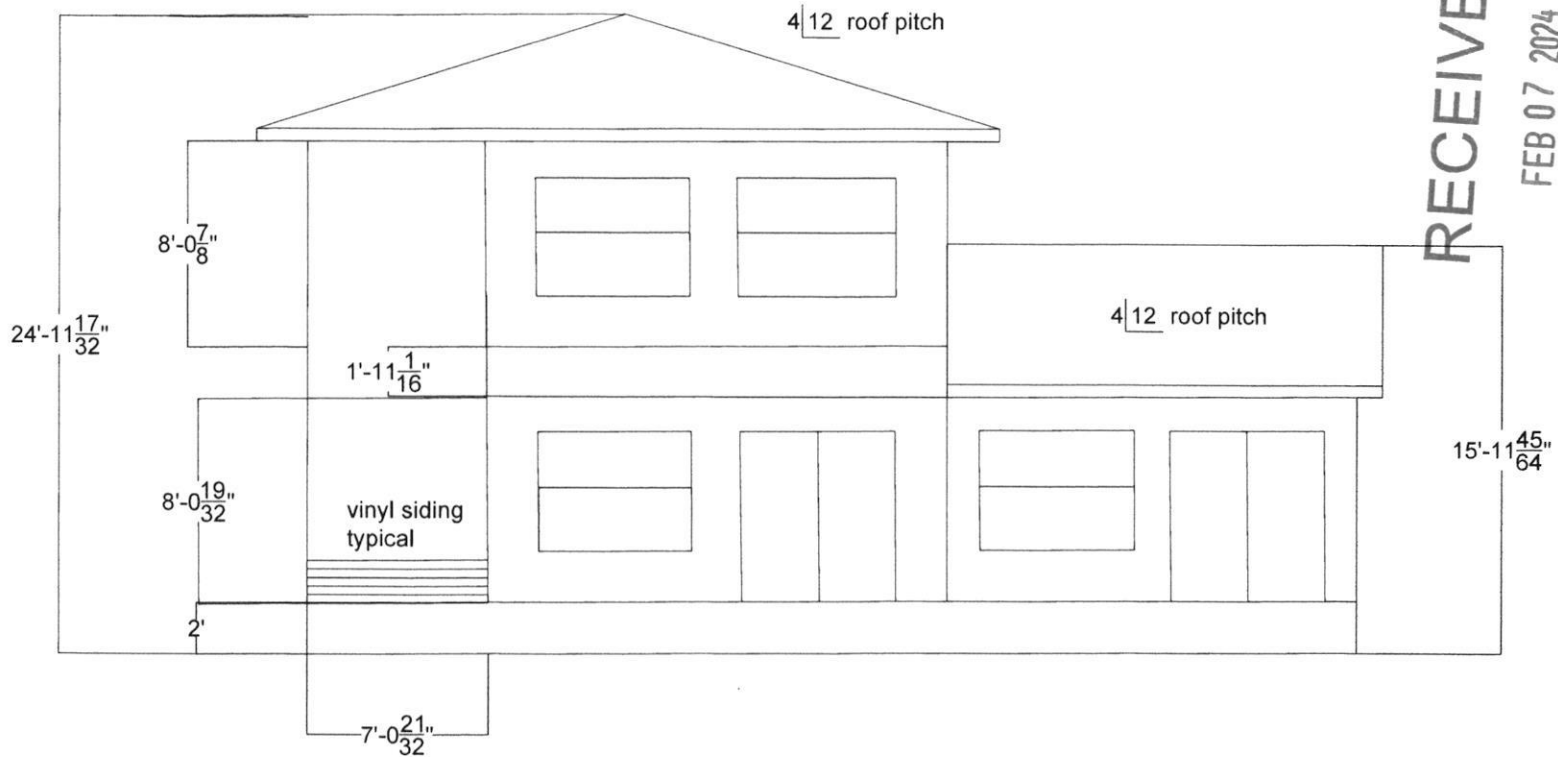
LEFT SIDE ELEVATION- SOUTH SIDE

This drawing does not show the existing garage.  
There are no changes to the garage footprint.  
Dimensions are approximate.

Dave & Joey Groh  
6365 Riverdale Rd  
Whitmore Lake, MI

~~BRUNELL CONSTRUCTION~~  
12/3/2023

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REAR ELEVATION

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 Whitmore Lake, MI



12/3/2023

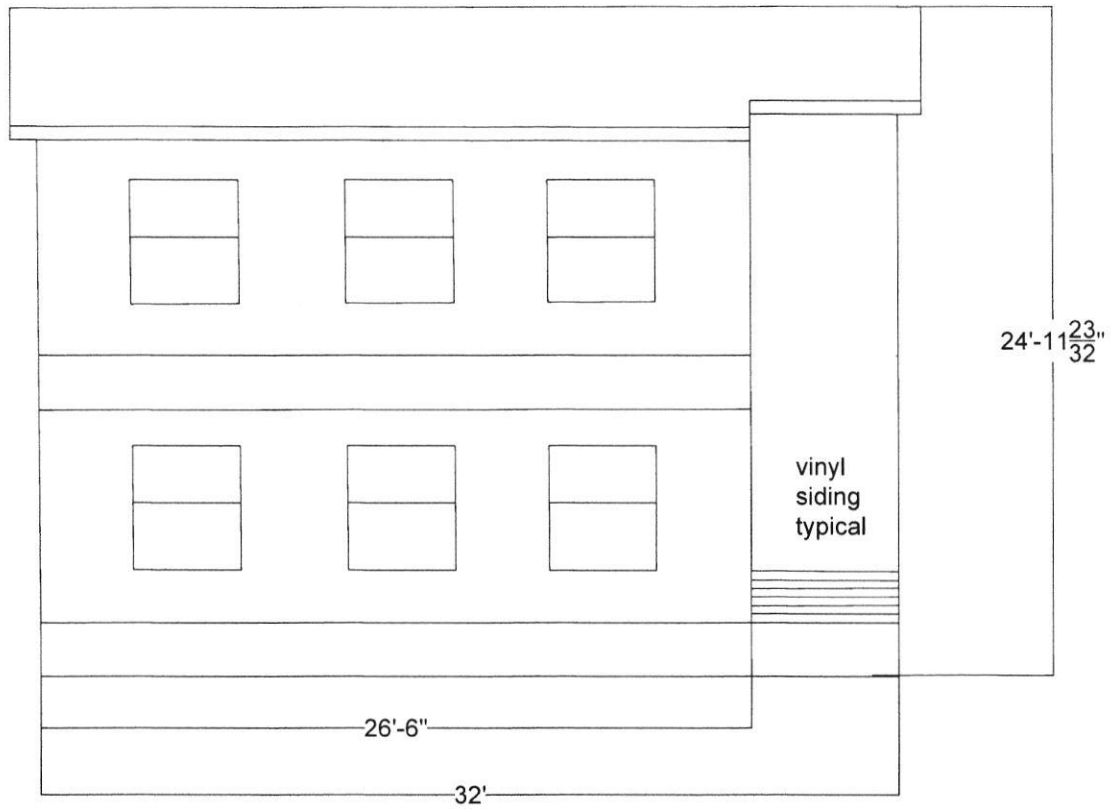
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RIGHT SIDE ELEVATION - NORTH SIDE

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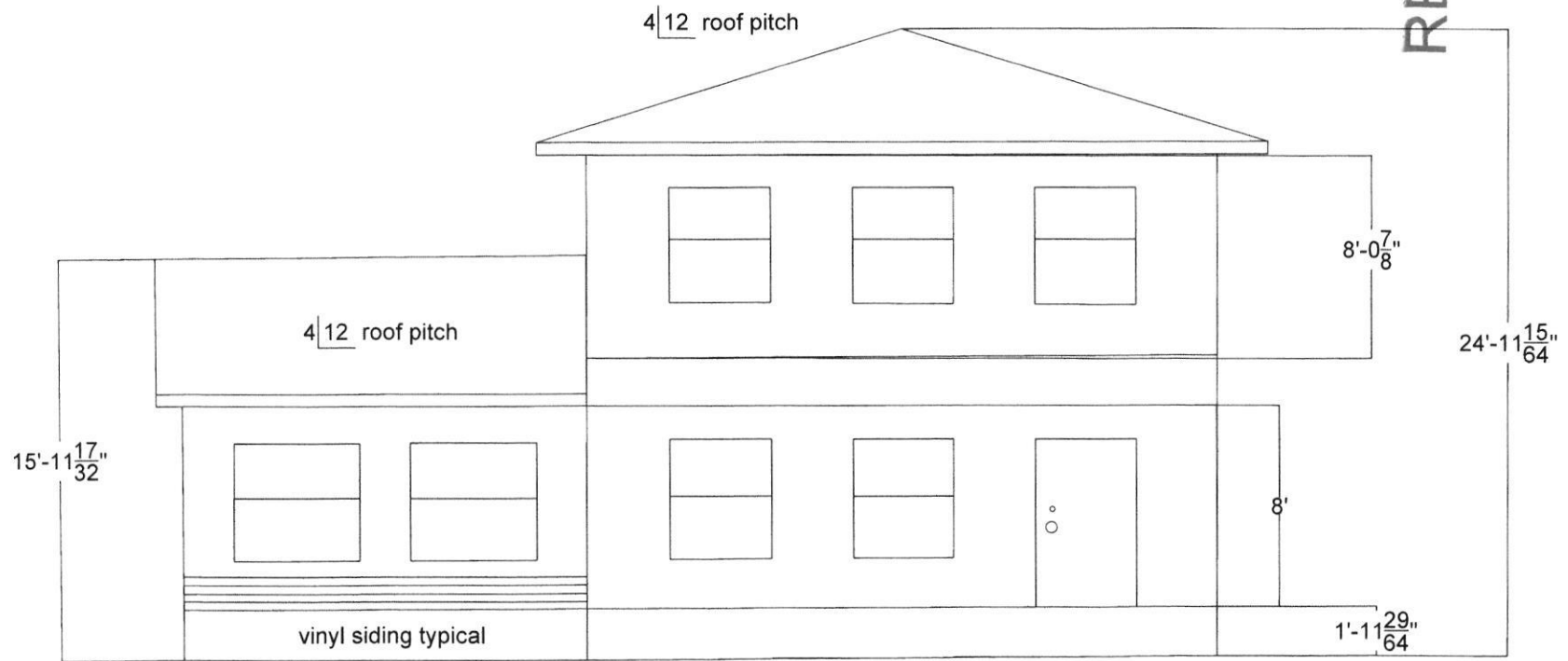
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12/3/2023

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FFR 07 2024



Front Elevation

This drawing does not show the existing garage.  
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~~XXXXXXXXXX~~  
12/3/2023

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