

Zoning Board of Appeals Process | PZBA22-0012

Property Information

4715-21-405-016

9704 KRESS RD

Subdivision:

PINCKNEY MI, 48169

Lot:

Block:

Name Information

Owner:

Phone:

Occupant:

Phone:

Applicant:

Phone:

Contractor:

Phone:

Licensee:

Phone:

Process Information

Date Started: 11/16/2022

Project:

Status: Completed - Approved

Scope of Work:

Variance for a front and side yard setback w street frontage for elevated decks and new second story (building).

Approval Motion made by Member Negri, seconded by Member Masserant, that the Zoning Board of Appeals approves variance request ZBA 22-0012 at 9704 Kress Road to allow construction of a second story addition and a roof top deck on an existing structure. The addition and deck will be 17 feet 4 inches from the front(east) property line and the deck will be 18 feet 6 inches to the side(north) property line, where 25 feet is required for the addition and 19 feet is required for the elevated deck (sections 36-186 and 36-230(2)). The approval is based on the fact that the variance request meets variance standards one (1) through five (5) of Section 6.5 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 tonight meeting, and as presented in the staff report. The Board directs Staff to prepare a memorialization of the ZBA's findings for the request.

Voice Vote: Ayes: (5)

Nays: (0)

Absent: (1)

VOTE: MOTION CARRIED UNANIMOUSLY

Conditions:

Application Submitted Date

Status: Approved

Due:

Started: 11/16/2022

Completed: 11/16/2022

Comments:

ZBA Hearing Date

Status: Approved

Due:

Started: 11/16/2022

Completed: 11/16/2022

Comments:

Set for ZBA Meeting on December 16, 2022

Legal Notice Published

Status: Approved

Due:

Started: 11/27/2022

Completed: 11/27/2022

Comments:

Posted in LV newspaper on 11-27-2022.

Legal Notice Mailed

Status: Approved

Due:

Started: 11/23/2022

Completed: 11/23/2022

Comments:

Mailed notices postal mail on 11-23-2022

Review

Status: Approved

Due:

Started: 12/14/2022

Completed: 12/14/2022

Comments:

Utilities Review |

Status:	Completed	Result:	Approved as Presented
Started:	12/28/2022 10:50:30 AM	Completed:	12/28/2022
Due:			
Comments:			

Results of Hearing/Final Plans

Status:	Approved	Due:	
Started:	12/14/2022	Completed:	12/14/2022
Comments:			

Approval Motion made by Member Negri, seconded by Member Masserant, that the Zoning Board of Appeals approves variance request ZBA 22-0012 at 9704 Kress Road to allow construction of a second story addition and a roof top deck on an existing structure. The addition and deck will be 17 feet 4 inches from the front(east) property line and the deck will be 18 feet 6 inches to the side(north) property line, where 25 feet is required for the addition and 19 feet is required for the elevated deck (sections 36-186 and 36-230(2)). The approval is based on the fact that the variance request meets variance standards one (1) through five (5) of Section 6.5 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 tonight meeting, and as presented in the staff report. The Board directs Staff to prepare a memorialization of the ZBA's findings for the request.

Voice Vote: Ayes: (5) Nays: (0) Absent: (1)
VOTE: MOTION CARRIED UNANIMOUSLY
