

ZBA Case Number 26-0003
\$500.00



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: 5/11/2026
2. Tax ID #: 15- 18-202-044 Subdivision: WEST POINT HILLS 2 Lot No.: 44
3. Address of Subject Property: 8822 PEBBIE CREEK DRIVE
4. Property Owner: PRESTON MAYES Phone: (H) _____
 Email Address: _____
 Street: 6254 LONG HWY City: EASTON RAPIDS State: MI
5. Appellant (If different than owner): JOSEPH REBH Phone: (H) _____
 E-mail Address: _____ (W) _____
 Street: 11750 HIGHLAND ROAD SUITE 300 City: HARTLAND State: MI
6. Year Property was Acquired: 2025 Zoning District: _____ Flood Plain _____
7. Size of Lot: Front 145 Rear 133 Side 1 212 Side 2 339 Sq. Ft. 38,295
11. Dimensions of Existing Structure (s) 1st Floor 76x36 2nd Floor _____ Garage 32x24
12. Dimensions of Proposed Structure (s) 1st Floor 12x16 2nd Floor _____ Garage _____
13. Present Use of Property: SINGLE FAMILY HOME
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:
REQUESTING TO BUILD A 16 WIDE x 12 DEEP DECK
WITH IN 50' WET LAND SET BACK

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MAY 11 2026

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.

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.

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.

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

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

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

• 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 hereby acknowledge that if my house is connected to the municipal sanitary sewer system, the Utilities Department will complete a review of my ZBA application request, to ensure it complies with all sewer related policies and all sewer easement right-of-way requirements. (For any questions, please contact the Hamburg Twp Utilities Department at 810-222-1193.

• 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.



The following are our responses to each line item question.

- A. The wetland encroaches far into the property and with a 50' buffer area from the wetland, this narrows the building envelope severely. Because of these unusual conditions we do not reasonable use without relief.
- B. The requested variance is necessary is ensure that the owners have the same reasonable enjoyment of their property that other residence in the same district do. Rear patios and decks are the main focus of outdoor living. Further, this is also providing an added safety benefit as safe a fire escape route in the event of an emergency.
- C. The requested variance will have zero affect on neighboring properties, public, or wetland.
- D. The variance will not adversely affect the purpose or objectives of the master plan as it maintains the plans intent to preserve environmental features while allowing reasonable residential use of the private property.
- E. This is specific to this particular property.
- F. No, A residential deck is a normal accessory use, we are only requesting to adjust where it can be placed.
- G. Absolutely, functional yet compact

-End of Document

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Hamburg Township
Planning and Zoning Department

- 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.
- 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

5/6/26
Date

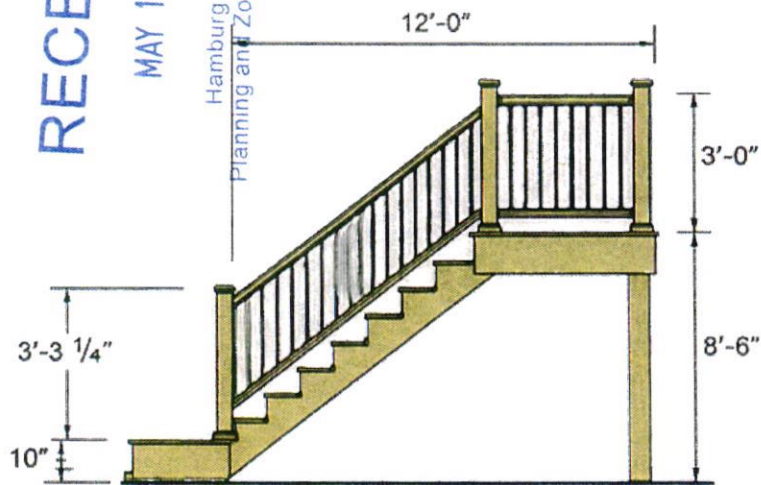
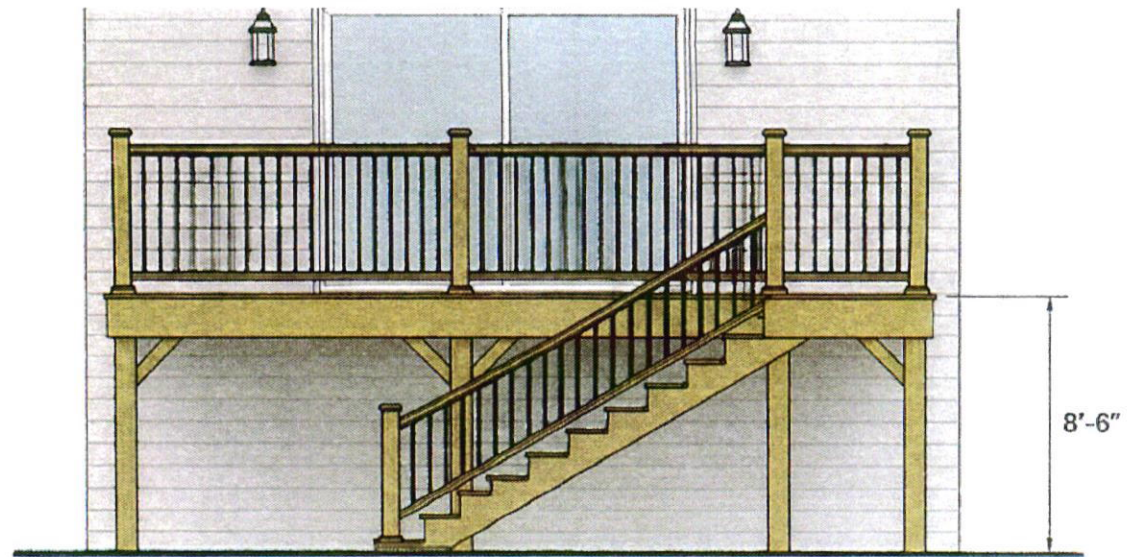
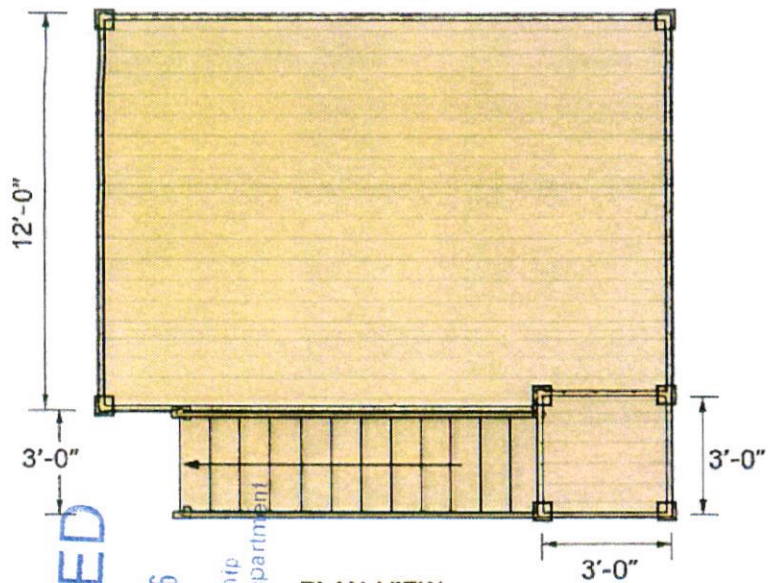

Appellant's Signature

5-6-26
Date

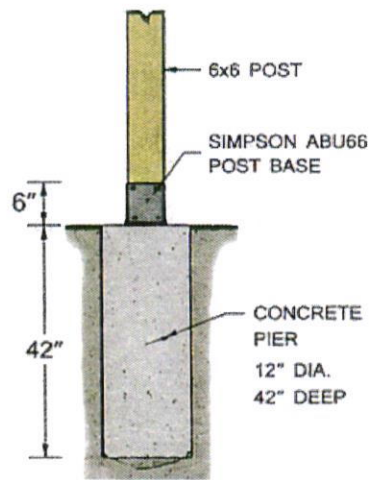
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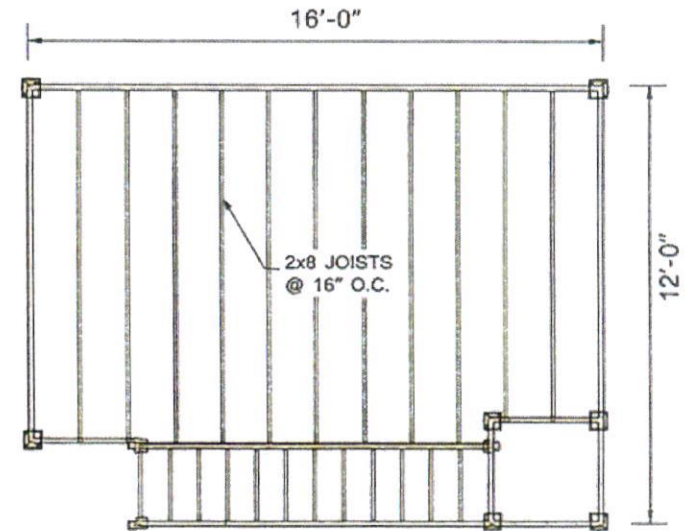
Hamburg
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(STAIRS RIGHT TO LEFT)



POST FOOTING DETAIL



DECK FRAMING PLAN

SPECIFICATIONS

DECK SIZE: 16'-0" WIDE x 12'-0" DEEP
 DECK HEIGHT: 8'-6" OFF GRADE
 STAIRS: 3'-0" WIDE STAIRS OFF 3'x3' LANDING
 STAIRS DIRECTION: RIGHT TO LEFT
 JOISTS: 2x8 PRESSURE TREATED @ 16" O.C.
 BEAMS: (2) 2x10
 POSTS: 6x6 PRESSURE TREATED

GENERAL NOTES

1. ALL LUMBER PRESSURE TREATED (U.N.O.)
2. USE GALVANIZED OR STAINLESS STEEL FASTENERS
3. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING
4. COMPLY WITH LOCAL BUILDING CODES
5. MINIMUM BEARING DEPTH FOR ALL LUMBER: 1 1/2"

STAIR INFORMATION

RISE: 7 3/4" MAX.
 RUN: 10" MIN.
 STRINGERS: (2) - 2x12
 TREADS: 5/4" x 6" MIN.
 LANDING HEIGHT: 8'-6"

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MAY 11 2026

Hamburg Township
Planning and Zoning Department



MARX
WETLANDS
LLC

9861 High Meadow
Ypsilanti, Michigan 48198

e-mail

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MAY 11 2026

Hamburg Township
Planning and Zoning Department

May 7, 2026

Hamburg Township Zoning Department
10405 Merrill Road
P.O. Box 157
Hamburg, Michigan 48139

**Re: Wetland Setback Consideration: Pebble Creek- Lot 44
Section 18, Hamburg Township, Livingston County, Michigan**

To whom this may concern:

Marx Wetlands LLC (MW) performed a wetland determination on July 2, 2025, for an approximately 1.05-acre parcel (Tax ID #4715-18-202-44) located at Pebble Creek Drive in Section 18 of Hamburg Township (T01N, R05E), Livingston County, Michigan ("Site"). The Site is located northwest of the intersection of Pebble Creek Drive and Rush Lake Road.

MW has also reviewed the concept plan, and based on our assessment, the proposed deck is located outside of regulated wetland areas and within upland conditions.

Hamburg Township has a wetland protection ordinance (see [Sec. 36.39 Wetlands](#)). In accordance with Section 36.293 (Natural Features Setback Requirements) of the Zoning Ordinance (Chapter 36, Article III, Environmental Provisions), a 50-foot setback is required from the wetland boundary.

While the proposed deck is located within the 50-foot wetland setback, the proposed building area does not exhibit wetland characteristics (i.e., hydric soils, hydrophytic vegetation, or wetland hydrology). **As such, no direct impacts to regulated wetlands are anticipated.**

Additionally, many local municipal ordinances establish a 25-foot wetland setback as a standard buffer. Based on site-specific conditions and professional judgment, Marx Wetlands LLC considers **a 25-foot setback** from the delineated wetland boundary to be reasonable and protective of the adjacent wetland resource at this location.

Therefore, it is our professional opinion that the proposed deck, as designed, will not likely result in adverse impacts to the adjacent wetland.

This opinion is based on field observations, available data, and professional judgment at the time of assessment. It is subject to change if site conditions or project plans are modified. Final determinations regarding wetland boundaries, jurisdiction, and applicable setbacks remain under the authority

May 7, 2026
Pebble Creek- Lot 44
Hamburg Township, Livingston County, Michigan
Page 2

of the Michigan Department of Environment, Great Lakes, and Energy (EGLE),
Hamburg Township, and, where applicable, federal agencies.

Thank you for the opportunity to provide this wetland setback assessment.
Please contact me if you have any questions.

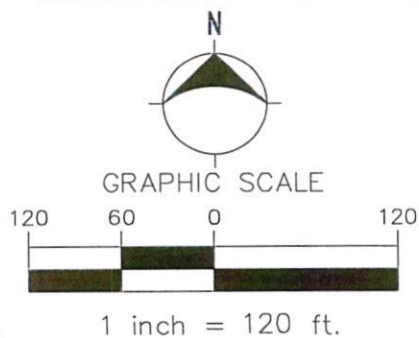
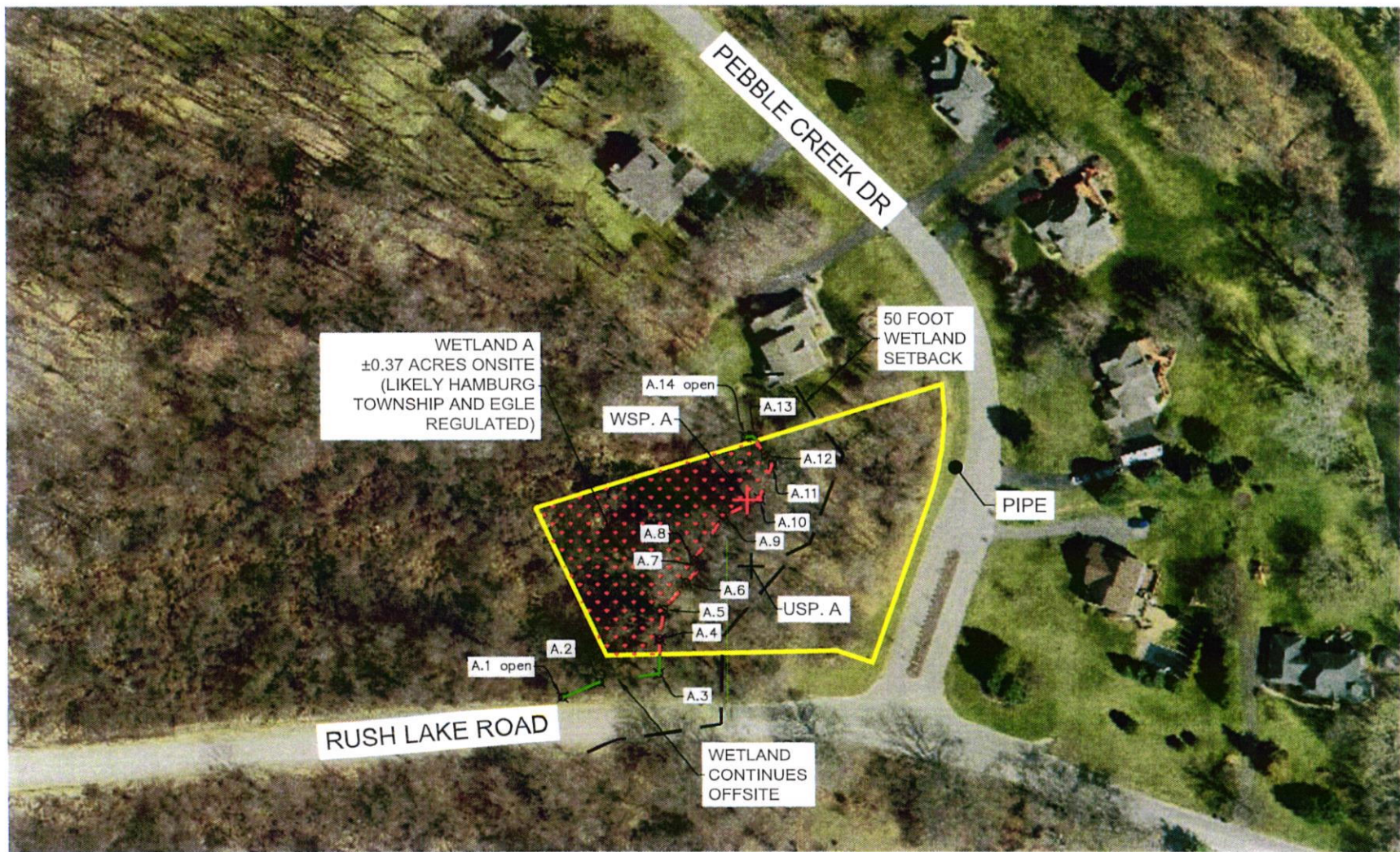
Sincerely,

Marx Wetlands LLC



Bryana J. Guevara, Principal Member
Professional Wetland Scientist #2949
ISA Certified Arborist #MI-4240A
Certified Ecologist, Society of Ecological Society

Enclosure 1- Wetland Delineation Map (Marx Wetlands LLC 2025)
Enclosure 2- Site Plan



LEGEND

- ONSITE EXISTING WETLAND
- ASSESSMENT BOUNDARY (1.08 ACRES)
- OFFSITE EXISTING WETLAND
- WETLAND BUFFER
- EXISTING LAKE
- UPLAND SAMPLE POINT
- WETLAND SAMPLE POINT

NOTE: THIS MAP DEPICTS THE APPROXIMATE WETLAND BOUNDARIES WITHIN THE PROPERTY AS DELINEATED BY MARX WETLANDS LLC ON JULY 2, 2025. PLEASE NOTE THAT MICHIGAN'S DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) MAKES THE FINAL DETERMINATIONS OF JURISDICTION OVER REGULATED WETLANDS, STREAMS, LAKES, AND FLOODPLAINS IN THE STATE OF MICHIGAN. IN SOME CASES, WETLANDS MAY BE SUBJECT TO LOCAL ORDINANCES AND/OR FEDERAL REVIEW. ALSO NOTE: THIS PROPERTY HAS NOT BEEN SURVEYED. THE BOUNDARY LINES SHOWN, ALONG WITH AERIAL PHOTOGRAPHY, ARE APPROXIMATE GRAPHICAL REPRESENTATIONS ONLY.

MARX WETLANDS LLC

9861 HIGHMEADOW DR
YPSILANTI, MICHIGAN 48198



SECTION: 17

TOWN 01 NORTH, RANGE 05 EAST

HAMBURG TOWNSHIP

LIVINGSTON COUNTY, MICHIGAN

CLIENT: MR. BRETT RAMSAY

PEBBLE CREEK (LOT 44)

WETLAND DELINEATION MAP

REVISIONS:

DATE: JULY 3, 2025

SHEET NO.

01

NOT FOR CONSTRUCTION