

Redacted
Version

ZBA Case Number 26-0001

\$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)**

- Date Filed: March 1st, 2026
- Tax ID #: 15- _____ Subdivision: _____ Lot No.: _____
- Address of Subject Property: 3816 Langley Dr.
- Property Owner: Kevin and Brianna Karas Phone: (H) _____
Email Address: _____ (W) _____
Street: 3816 Langley Dr. City Pinckney State MI
- Appellant (If different than owner): _____ Phone: (H) _____
E-mail Address: _____ (W) _____
Street: _____ City _____ State _____
- Year Property was Acquired: 2023 Zoning District: WFR Flood Plain NO
- Size of Lot: Front 57 ft. Rear 50 ft. Side 1 131.32 ft. Side 2 _____ Sq. Ft. 6,966 ft.²
- Dimensions of Existing Structure (s) 1st Floor 1,156 ft.² 2nd Floor _____ Garage 776 ft.²
- Dimensions of Proposed Structure (s) 1st Floor Deck 476 ft.² 2nd Floor _____ Garage (screened porch is 240 ft.² of the 476 ft.²)
- Present Use of Property: Residential; Primary Home
- Percentage of Existing Structure (s) to be demolished, if any 0 %
- Has there been any past variances on this property? Yes X No _____
- If so, state case # and resolution of variance application PZBA19-0015 Approved

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17. Please indicate the type of variance or zoning ordinance interpretation requested:
- Rear Yard Setback: Requires 30' for structures to rear lot line
 - Yard Coverage SEC. 36-230 9b: Percentage of total lot coverage
 - Asking for 10' of forgiveness on screen porch side and 12' on deck side
 - Asking for additional 3.5% in non-permeable lot coverage.
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.

This Lake-front property was over yard coverage from simply the house & driveway. The lot is narrow and so you can only build on the lake-side.

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.

A deck allows outdoor living space to enjoy the peace & nature provided by a lakefront property.

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.

Since the structure doesn't touch the water, the ecosystem remains unaffected. Since it extends from our existing structure it doesn't hinder others' views.

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

This will not adversely affect the purpose or any 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.

This is a one time project. We plan to retire here, and the deck is our final addition to complete our forever home.

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

To our knowledge, this project does not violate any rules the district has established.

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

The deck must extend length of Lakeside^{of} house ~~length~~ to allow stair access & create safe passage of people. The screened porch roof must align with existing roof (this pushes in to the yard setback) for proper drainage & curb appeal.

- 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).

K. K. K. 3/11/26
Owner's Signature Date

Appellant's Signature Date

B. K. K. 3/11/26

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Hamburg Township
Planning and Zoning Department

Miles Bradley

Building and Remodeling Inc.

2370 Medinah Ct. • Commerce Twp., MI 48382
Office 248.478.8660

Miles Bradley is a licensed Residential Builder, License No. 2102113873. A Residential Builder is required to be licensed under Article 24 of the Act 289 of the Public Acts of 1980, as amended, being sections 399.2401 to 399.2412 of the Michigan Compiled Laws. An electrician is required to be licensed under Act No. 217 of the Public Acts of 1956, as amended, being sections 338.881 to 338.882 of the Michigan Compiled Laws. A plumber is required to be licensed under Act No. 266 of the Public Acts of 1929, as amended, being sections 338.901 to 338.917 of the Michigan Compiled Laws. If Miles Bradley is required to be licensed to provide the contracted improvement, it is so licensed.

Submitted To: <u>Karas</u>	Date: <u>2-11-26</u>	Job Address: <u>N 19 Cordley Ln</u> <input checked="" type="checkbox"/> Check Box if Job Address is same as Current Address
Current Address: <u>3816 Langley Drive</u>	City: <u>Pinckney</u>	Zip: <u>48169</u> County: <u>Livingston</u>
City: <u>Pinckney</u>	Development: <u>Off</u>	Lot No. <u>Off</u>
Job Location: <u>N 19 Cordley Ln</u>	Off: <u>Whitewood Dr.</u>	

Specifications and included options for plan number 5585 Proposal / Contract Page 1 of 3

Decking Information

Decking Material Trex Transcend Lineage Decking Fastener Clips
Decking Color Rainier Decking Direction Angle Straight Herringbone

Railing Information

Railing Material Trex Signature Baluster Type Vertical on Steps Glass on the deck
Railing Color White Baluster Color White Steps / Clear Deck
Railing Post Color White Baluster Accessories N/A
Railing Top Cap White Post Cap Color White

Fascia Information

Nosing Material Trex Lineage Nosing Color Rainier
Fascia Material Azek P.V.C. Fascia Color White
Stone Yes/No No Low Voltage Lights LED Step # → Rail # 10-White
2 Board Border No Misc./Other _____
Footing Post size 6x6

All leftover material is the property of Miles Bradley Building & Remodeling Inc. and not to be taken by the homeowner.

* Building Permit with Livingston Building Department.
* Please see "Contract Specification Sheet" page # 2
* Please see "Contract Payment Schedule" page # 3
* Labor
* Materials
* 18 Month Warranty
* Job site Cleanup

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Not included in this proposal: Sprinkler repairs / relocation-Gate Warranty

* ZBA permit + fees



Since 1991

Miles Bradley Building and Remodeling Inc.

WWW.MILESBRADLEY.COM
Office 248.478.8660

Project KARAS
Plan Number 5585 Date 2-3-26
Prepared By BRIAN KOLODY
Scale 1/8" = 1'-0"

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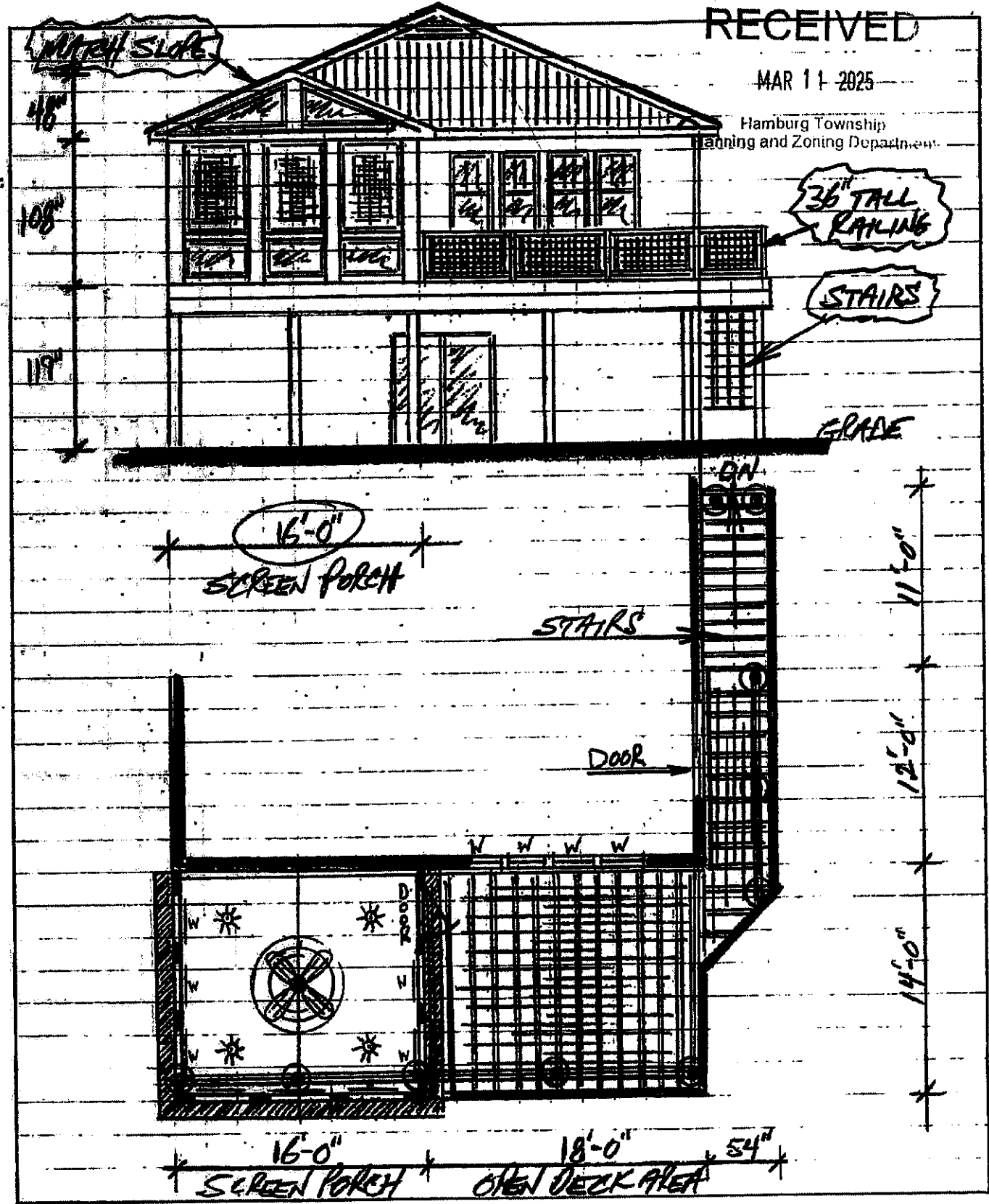
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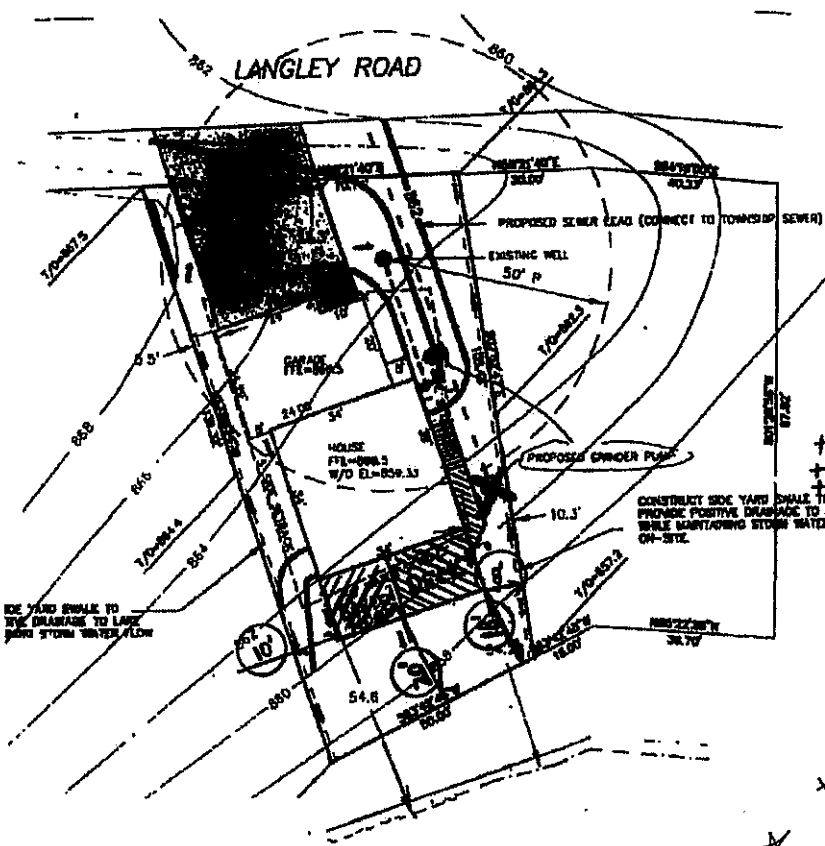
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Planning and Zoning Department

36" TALL
RAILING

STAIRS

GRADE





LOT 31 AND PART OF LOT 32 CLEAR BEACH SUBDIVISION AS RECORDED IN LIBRY 2 OF PLAT 3, PAGE 83, LIVINGSTON COUNTY RECORDS

LOT COVERAGE CALCULATION
 LOT AREA = 8960 S.F.
 BUILDING AREA = 1958 S.F.
 LOT COVERAGE = 1958/8960 = 21.8%
 + GRAVEL DRIVE 925 S.F.
 + SIDEWALK 60 S.F.
 + FRONT PORCH 25 S.F.
 + SCREENED PORCH 240 S.F.

SCALE 1" = 30'
 3,200 S.F. FT
 1,696 S.F. LOT
 = 46%
 5/1/18

Stetler

★ High Water
 Side of House EAST - 54'
 WEST - 54'

★ PROPOSED ROOF STRUCTURE LOT COVERAGE: 3.45%

3015 LANGLEY ROAD
 ACE CIVIL ENGINEERING

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