

ZBA Case Number

#26-0010

\$500.00



Hamburg
Township

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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: 11-24-25
2. Tax ID #: 15-27-104-043 Subdivision: Edgewood Shores Est. Lot No.: _____
3. Address of Subject Property: 5130 Edgelake Dr.
4. Property Owner: Vita McCabe Phone (H) _____
Email Address: _____ (W) _____
Street: 5130 Edgelake Dr. City Pinkney State MI
5. Appellant (If different than owner): Todd's Services, Inc. Phone: (H) _____
E-mail Address: _____ (W) _____
Street: 7975 E. M36 City Hamburg State MI
6. Year Property was Acquired: 2026 Zoning District: _____ Flood Plain _____
7. Size of Lot: Front _____ Rear _____ Side 1 _____ Side 2 _____ Sq. Ft. _____
11. Dimensions of Existing Structure (s) 1st Floor _____ 2nd Floor _____ Garage _____
12. Dimensions of Proposed Structure (s) 1st Floor _____ 2nd Floor _____ Garage _____
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 unsure
16. If so, state case # and resolution of variance application _____
17. Please indicate the type of variance or zoning ordinance interpretation requested:

land use

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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 client needs additional storage space. Others have garages & it is a cleaner look.

- 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 variance will be consistent w/ neighboring properties. They have garages on this side of the Rd

- 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 be consistent w/ neighboring properties

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

It will not adversely affect the obj. of the Master Plan. It is still residential & similar to neighboring properties

- 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 intended use is consistent w/ neighboring properties. Indoor storage of vehicles, boats, & toys.

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

Its consistent w/ the plan and neighboring properties

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

YES, 800 SQ/FT. It will need EDC approval & Liv. Po. Approval.

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

Owner's Signature _____

Date

11/21/26

Appellant's Signature _____

Date

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