

r 24-0001  
\$500.00

HAMBURG TOWNSHIP  
Date 01/08/2024 10:38:39 AM  
Ref ZBA2024-001  
Receipt 1303003  
Amount \$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: 12-26-23
2. Tax ID # 1715-14-301-053 Subdivision: Pleasant Lake Hill Annex. No. 2 Lot No.: 188, 189, 190
3. Address of Subject Property: 8651 Pleasant Lake Dr.
4. Property Owner: Rex & Debra Blair Phone: (H) 810-844-4474  
 Email Address: rblair3@yahoo.com (W) \_\_\_\_\_  
 Street: 8651 Pleasant Lake Dr. City Brighton State MI
5. Appellant (If different than owner): \_\_\_\_\_ Phone: (H) \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_ (W) \_\_\_\_\_  
 Street: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_
6. Year Property was Acquired: 2002 Zoning District: \_\_\_\_\_ Flood Plain \_\_\_\_\_
7. Size of Lot: Front 180' Rear 210' Side 1 151.9' Side 2 150' Sq. Ft. 27,500
11. Dimensions of Existing Structure (s) 1st Floor 47'x43' 2nd Floor \_\_\_\_\_ Garage 24.2' x 30.3'
12. Dimensions of Proposed Structure (s) 1st Floor \_\_\_\_\_ 2nd Floor \_\_\_\_\_ Garage 35' x 30'
13. Present Use of Property: Residential
14. Percentage of Existing Structure (s) to be demolished, if any 100% 12x16 shed
15. Has there been any past variances on this property? Yes \_\_\_\_\_ No
16. If so, state case # and resolution of variance application \_\_\_\_\_
17. Please indicate the type of variance or zoning ordinance interpretation requested:  
Wetland Variance

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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.

Our property borders the wetlands on two sides. With the 50ft setback from wetlands

this would not allow any structures in yard without a variance.

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.

There are many structures including houses that are closer than the 50ft setback.

We have no plans for financial gains, nor do we plan to sell property in near future.

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.

We believe this will not be detrimental to the public welfare or materially

injurious to the property.

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

After reviewing the township master plan, we feel our project will not

affect this.

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.

It is not our intent to add on or ask for additional variance of said property.

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

The purpose of this structure is for personal use only.

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

Due to the topography of our lots we can not have a basement. We believe granting this

variance allows the size we need to solve our personal storage and wood-working shop.

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.

• 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).

Rev S. Blair  
Debra Blair      Dec, 26, 2023  
Owner's Signature      Date

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

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**VARIANCE (ZBA) APPLICATION CHECKLIST:**  
 Eight (8) sets of plans must be submitted. The sets are for the individual use of the Zoning Board members and for the Township's records. None will be returned to you. The Land Use Permit will not be released until three (3) final construction blueprints and three (3) copies of your site plan are submitted which have been prepared according to the variances granted and conditions imposed at the appeals meeting.

**Zoning Board of Appeals Application Form**

**Site (plot) Plan with the following information:**

- Location and width of road(s) and jurisdiction (public or private road).
- Location and dimensions of existing/proposed construction.
- Dimensions, designation, and heights of existing structures on property clearly marked.
- Dimensions of property (lot lines).
- Location and dimensions of required setbacks.
- Measurement from each side of existing and proposed structure to the property lines.
- All easements.
- Any bodies of water (lake, stream, river, or canal) with water body name.
- Distance proposed structure and existing structures are from any body of water.
- Septic tank and field, sewer (grinder pump), and water well.
- All areas requiring variances clearly marked with dimensions and amount of variance requested.
- Any outstanding topographic features that should be considered (hills, drop-offs, trees, boulders, etc.)
- Any other information which you may feel is pertinent to your appeal.
- If the variance is to a setback requirement a licensed professional stamp shall be on the site plan.

**Preliminary sketch plans:**

a) Elevation plans:

- Existing and proposed grade
- Finished floor elevations
- Plate height
- Building height
- Roof pitch

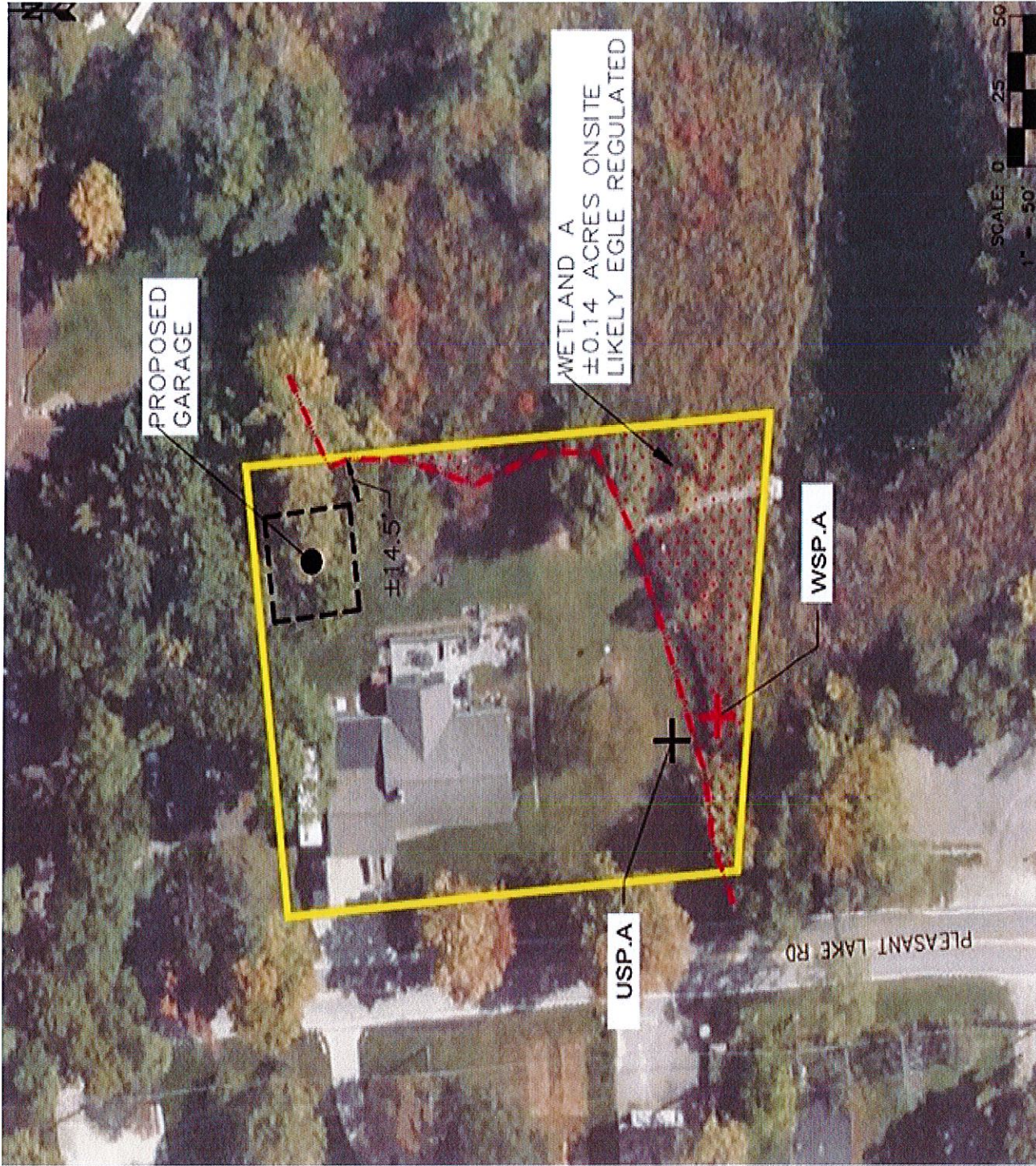
b) Floor plans:

- Dimension of exterior walls
- Label rooms
- Clearly identify work to be done
- Location of floor above and floor below

- c) All other plans you may need to depict the variance you're requesting (surveys, grading plans, drainage plans, elevation certificates, topographical surveys, etc.)

**Proof of Ownership:** Include one of the following:

- a) Warranty Deed – showing title transaction bearing Livingston County Register of Deeds stamps, OR
- b) Notarized letter of authorization from seller of property giving the purchaser authorization to sign a Land Use Permit.



NOTE THIS MAP DEPICTS THE APPROXIMATE WETLAND BOUNDARIES WITHIN THE PROPERTY AS DELINEATED BY MARX WETLANDS, LLC ON DECEMBER 13, 2023. PLEASE NOTE THAT MICHIGAN'S DEPARTMENT OF THE ENVIRONMENT, OFFICE OF WATER AND ENERGY (ODE) MAKES THE FINAL DETERMINATIONS. 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.

**LEGEND**

- DELINEATION BOUNDARY
- EXISTING WETLAND
- + UPLAND SAMPLE POINT
- + WETLAND SAMPLE POINT

DATE: DEC. 14, 2023	REVISIONS:	CLIENT: MR. RICK BLAIR 8651 PLEASANT LAKE ROAD WETLAND DELINEATION MAP	SECTION: 14 TOWN 01 NORTH, RANGE 05 EAST HAMBURG TOWNSHIP	<p><b>MARX WETLANDS, LLC.</b> 9861 HIGH MEADOW DR YPSILANTI, MICHIGAN 48198 (734) 476-0377</p>
SHEET NO. <b>01</b>				

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## Letter of support for Land use Variance


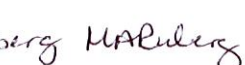
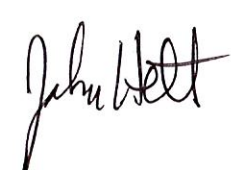

Rex and Debra Blair, located at 8651 Pleasant Lake Drive, lots 188, 189, and 190 of Pleasant Lake Hills Annex No. 2 are seeking a land-use variance from Hamburg Township Zoning Board of Appeals.

We would like to build a 30 deep by 35 wide garage (1,050 sq. ft), located in the north east corner of our property. There is a 50 foot setback from wetlands and we would need approximately a 31 foot variance in order to build the garage.

He retired a few years ago and it has been our long-term goal to build a garage for extra storage and our personal woodworking shop.

Deb and I would greatly appreciate our neighbors supporting the ZBA issuing the land use variance by signing this letter of approval.

Thank you,

Name & Signature	Address	Phone
SEAN LEZAK 	8621 Pleasant Lake Dr. Brighton, MI 48116	517-414-7665
Mary Ann Ruberg  MARBERG	8610 Pleasant Lake Dr. Brighton MI 48116	517-304-0322
John Hett 	8664 Pleasant Lake Brighton, MI 48116	734-604-7847
Nick Mastenbrook 	8728 Pleasant Lk. Brighton, MI, 48116	517-404-8183

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2023 LAND USE PERMIT FORM

Hamburg Township Zoning Depart  
10405 Merrill Rd., P.O. Box 157  
Hamburg, MI 48139 (810) 231-1000  
[planning@hamburg.mi.us](mailto:planning@hamburg.mi.us)

=====

**ADDRESS/TAX IDENTIFICATION NUMBER: (Location where work will be conducted).**

Address: 8651 Pleasant Lake Dr.  
City: Brighton State: MI Zip: 48116  
Tax ID# 4715 - 14 - 301 - 053

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**OWNER of Property listed above:**

Name: Rex Blair Phone Number(s): 810-844-4474  
Address: 8651 Pleasant Lake Dr.  
City: Brighton State: MI Zip: 48116  
E-Mail: rblair3@yahoo.com

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**CONTRACTOR (Entity doing the work): If homeowner, just write in SELF.**

Name: \_\_\_\_\_ Phone Number(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

=====

**TYPE of LAND USE Permit:**

- Accessory Dwelling Unit
- Accessory Structures (Boat House, Car Port, Garage, Gazebo, Green House, Lean-to, Pergola, Pole Barn, Shed, Swimming Pool)
- Addition (expansion of building footprint-vertically or horizontally)
- Basement encapsulation
- Commercial (Change in use /Tenant Improvement)
- Commercial (Signs)
- Deck
- Demolition of structure (need utility turn-off letters)
- Driveway
- Fences
- Grading
- Home Occupation (See [Section 36-213](#))
- Mechanical (Air Conditioner, Generator, Heater, Jacuzzi, Solar Panels)
- New Home
- Patio & Porch
- Remodel of interior / basement waterproofing (no expansion of building footprint)
- Gutters/ Roofing / Siding / Windows & Doors
- Short-Term Rental/ Bed & Breakfast
- Signs
- Temporary Trailers
- Temporary use (Seasonal sale) -Food trucks

(Continue filling other side -OVER)

**DESCRIBE WORK TO BE DONE:**

Detached garage  
L 30ft x W 35ft

**AFFIDAVIT:**

I hereby certify that all structures and uses for which this application is made shall conform to the Ordinances of Hamburg Township, Livingston County and the State of Michigan. All information submitted for this permit is to my knowledge accurate. If the information is determined either now or in the future to be inaccurate the permit shall be void and any structures built or uses approved may be in violation of the required ordinances and must otherwise be brought into compliance with all regulations.

The accuracy of the lot lines, dimensions and other information presented in the project plans are the sole responsibility of the property owner and in NO way does the Zoning Inspector signature on the permit guarantee the accuracy of the information provided by the applicant for this permit. Applications to construct fences, decks, accessory structures, new construction and additions require staking property boundaries and project boundaries for inspection prior to issuance of the land use permit. However, a site inspection also does not guarantee the location of the property boundaries.

Applicant Signature: Joe S. Roca Date: 11/20/2023

If the applicant is not the owner of the property a signed copy of a contract for the work to be completed or a letter authorizing the work to be done by another party will be required with the submittal of the LUP form.

Please review the Land Use Permit checklist on pages 2 and 3 of the Land Use Permit Packet on-line [here](#).

If all items of the Land Use Permit Packet checklist are not submitted your LUP, it may be denied based on lack of information. Current fee schedule can be found [here](#).

Municode can be found on Hamburg Township's website [here](#).