

ZBA Case Number 24-0003  
\$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: 03/13/24
2. Tax ID #: 15- 28 - 402 - 002 Subdivision: Indian Gardens Lot No.: 2
3. Address of Subject Property: 4831 Downing Drive, Pinckney, MI 48169
4. Property Owner: Ann Marie Boyles Phone: (H) n/a  
Email Address: 4amboyles@gmail.com (W)(C) 734-674-8711  
Street: 4831 Downing Drive City Pinckney State MI
5. Appellant (If different than owner): Hinkson Design Build LLC Phone: (H) C 248-752-1253  
Brad Hinkson (W) n/a  
E-mail Address: bradhinkson@gmail.com  
Street: 4427 Summer Lane City Milford State MI
6. Year Property was Acquired: 2022 Zoning District: \_\_\_\_\_ Flood Plain \_\_\_\_\_
7. Size of Lot: Front 54.28' Rear 55.50' Side 1 146.08' Side 2 136.06' Sq. Ft. 8672.32
11. Dimensions of Existing Structure (s) 1st Floor 24'-4" x 61'-8" 2nd Floor 20'-2" x 43'-5" Garage n/a
12. Dimensions of Proposed Structure (s) 1st Floor 34'-6" x 61'-8" 2nd Floor no work/change Garage 24'-3" x 30'-4"
13. Present Use of Property: Sgl. family 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 \_\_\_\_\_
16. If so, state case # and resolution of variance application \_\_\_\_\_
17. Please indicate the type of variance or zoning ordinance interpretation requested:  
Front yard variance

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.

Lot is small and non-conforming.

- 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 is necessary for the preservation of substantial property right.

- 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 not be detrimental to the public welfare.

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

The variance will not adversely affect the master plan.

- 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 lot is non-conforming.

- 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 parcel will remain residential.

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

This variance is the minimum amount necessary.

- 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).

Ann Marie Bayles 3.13.2024  
Owner's Signature Date

Brad Dickinson 03/13/24  
Appellant's Signature Date

## WARRANTY DEED

(Platted/Condominium)

**Drafted By:**

David Zuidema  
4831 Downing Dr.  
Pinckney, MI 48169

**Return To:**

Ann Marie Boyles  
4831 Downing Dr.  
Pinckney, MI 48143

**Send Tax Bills To:**

Ann Marie Boyles  
4831 Downing Dr.  
Pinckney, MI 48143

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Recording Fee: \$35.00  
File Number: 965957

State Transfer Tax: \$5,250.00  
County Transfer Tax: \$770.00

Tax Parcel No.: 4715-28-402-002

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*Know All Persons by These Presents:* That **David Zuidema**  
whose address is 4831 Downing Dr., Pinckney, MI 48169

Convey(s) and Warrant(s) to **Ann Marie Boyles, Sole Ownership**  
whose address is 6412 Marcy St., Brighton, MI 48116

the following described premises situated in the Township of **Hamburg**, County of **Livingston**, State of Michigan, to wit:

Lot(s) 2 of SUPERVISOR'S PLAT OF INDIAN GARDENS according to the plat thereof recorded in Liber 4 of Plats, Page 23 of Livingston County Records.

More commonly known as: **4831 Downing Dr., Pinckney, MI 48143**

For the full consideration of: **seven hundred thousand** Dollars (\$700,000.00)

**Subject To:**

Easements and restrictive covenants of record.



**First American Title Insurance Company**

*(Attached to and becoming a part of Warranty Deed dated: June 10, 2022 between David Zuidema, as Seller(s) and Ann Marie Boyles, Sole Ownership, as Purchaser(s).)*

Dated this June 10, 2022.

**Seller(s):**

  
\_\_\_\_\_  
David Zuidema

State of Michigan  
County of Livingston

The foregoing instrument was acknowledged before me  
this June 10, 2022 by David Zuidema.

  
\_\_\_\_\_  
Notary Public:  
Notary County/State: Livingston  
County Acting In:  
Commission Expires:

