Redacted version

ZBA Case Number ZBA #0012
$500.00

Hamburg Township
a great place to grow

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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)

RECEIVED
SEP 03 2026
Hamburg Township
Planning and Zoning Department

1. Date Filed: 8/25/26
2. Tax ID #: 15- 28 - 402-031 Subdivision: _____ Lot No.: _____
3. Address of Subject Property: 10469 Hickory Dr
4. Property Owner: LaVida Investments LLC Phone: (H) _____
   Email Address: _____ (W) _____
   Street: 7077 Fieldcrest dr, suite 200 City Brighton State MI
5. Appellant (If different than owner): Mike Berean Phone: (H) 810 623 2682
   E-mail Address: bereanremodeling@gmail.com (W) _____
   Street: 1273 Eales Rd City Brighton State MI
6. Year Property was Acquired: 2026 Zoning District: MLOFR Flood Plain No
7. Size of Lot: Front 44' Rear 25' Side 1 408 Side 2 384 Sq. Ft. _____
11. Dimensions of Existing Structure (s) 1st Floor 24x30 2nd Floor 24x30 Garage 24x40
12. Dimensions of Proposed Structure (s) 1st Floor 24x30 2nd Floor 24x30 ~~Garage~~ Deck 24x12
13. Present Use of Property: Single Family Residence
14. Percentage of Existing Structure (s) to be demolished, if any 10 %
15. Has there been any past variances on this property? Yes ✓ No _____
16. If so, state case # and resolution of variance application Unknown case # / Approved 95 for garage
17. Please indicate the type of variance or zoning ordinance interpretation requested:

We request a reduction in the minimum 5' side property to 4' on N. Side and variance to the existing 6'6" side setback from 10'. Both existing structures are 6'6" from south property line. (3'6" variance) And too replace the existing hardscaped retaining walls on both sides of home. To give Access to backyard from outside.

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 size width is 44' Front + 25' Rear. Irreg Narrow lot.

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.

In bringing the current cottage to a liveable 3/4 bedroom home like similar neighboring homes.

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.

will not. Both neighbors ~~or~~ approve of the addition letters to be presented

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

Strawberry lake was designed prior to current ordinance setbacks. Variance will not adversely affect neighbors or neighborhood.

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.

Staying the same expanding Foot print of existing 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.

Existing Family home stays the same

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

yes.

- 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.

- 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).

9/2/26
Owner's Signature Date

—, 8/25/26
Appellant's Signature Date

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