Redacted Version

HAMBURG TOWNSHIP
Date 08/31/2026 2:51:27 PM
Ref ZBA2600-11
Receipt 1348805
Amount $500.00

ZBA Case Number 26-0011
$500.00

Hamburg Township
a great place to grow

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: 8-31-2026
2. Tax ID #: 15- 27-101-023 Subdivision: Lakeshore Lot No.: 23+24
3. Address of Subject Property: 10202 Buhl Road Pinckney 48169
4. Property Owner: Christopher + Deanna Birner Phone: (H) &
   Email Address: ____ (W) —
   Street: 10202 Buhl Road City Pinckney State MI
5. Appellant (If different than owner): N/A Phone: (H) —
   E-mail Address: — (W) —
   Street: — City ____ State ____
6. Year Property was Acquired: 2026 Zoning District: WFR Flood Plain yes - LOMA for Structure
7. Size of Lot: Front — Rear — Side 1 — Side 2 — Sq. Ft. See attached
11. Dimensions of Existing Structure (s) 1st Floor ____ 2nd Floor ____ Garage 21' x 22' - 2 car garage
12. Dimensions of Proposed Structure (s) 1st Floor — ~~2nd Floor~~ — Garage 14' X 30' - Single Level
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
16. If so, state case # and resolution of variance application N/A
17. Please indicate the type of variance or zoning ordinance interpretation requested:

Looking to add single level - single bay garage to existing 2 car garage

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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.

Current garage is too small to park a full size truck

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.

Variance will prevent truck from parking in yard. This is an eye soar for neighbors

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.

Not material detrimental/injurious to public or the property. Tucked back from street view

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

Does not adversely affect 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.

N/A · not recurrent

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

N/A

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

correct

- 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).

_____ _____

ıature 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 leachate field, sewer (grinder pump), and water well. (Distance of proposed structure or improvements to site need to be shown on the site plan. Applicants need to show how far the sanitary sewer grinder pump station and the sewer service lateral which connect the grinder pump can to the sewer main at the street and the home are in relation to the project.) For any questions: contact the Hamburg Twp Utilities Dept at 810-222-1193 or email Brittany Campbell at bcampbell@hamburg.mi.us .
- ☐ 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.

 10202 Buhl Rd. Pinckney 48169



SKETCH OF SURVEY

Prepared For: DEANNA BIMER

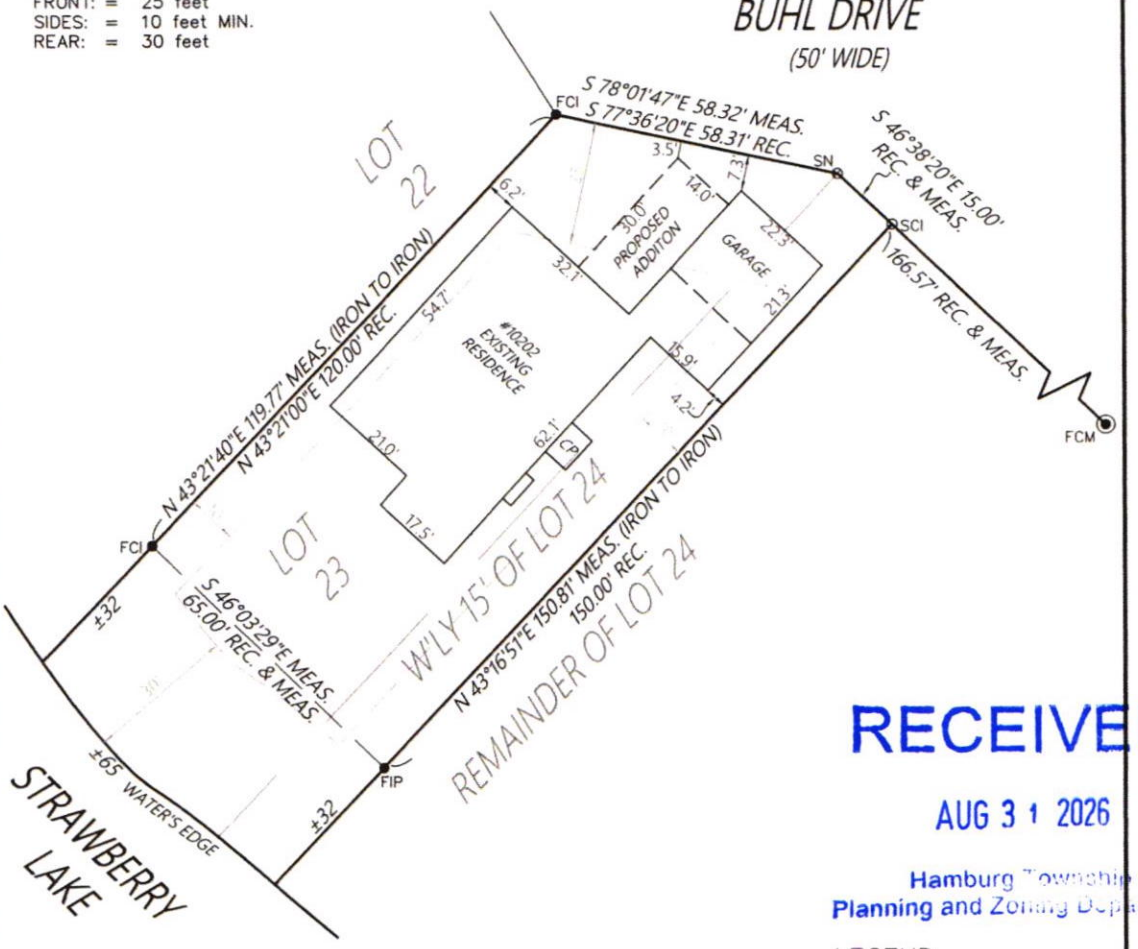
Legal Description: PARCEL ID: 4715-27-101-023

Lot 23 and the Westerly 15 feet of Lot 24 of ALLYN BURTON'S LAKESHORE SUBDIVISION, a subdivision of part Government Lot 2 of East part of the NW 1/4 of Section 27, T. 1 N., R. 5 E., Hamburg Township, Livingston County, Michigan.

ZONING:
PROPERTY IS ZONED: WFR
(WATERFRONT RESIDENTIAL)

SETBACKS:
FRONT: = 25 feet
SIDES: = 10 feet MIN.
REAR: = 30 feet

0 15 30
SCALE: 1" = 30'



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LEGEND

O	– IRON SET
⊗	– SET NAIL
●	– IRON FOUND
◉	– FOUND CONC MONUMENT
MEAS.	– MEASURED
REC.	– RECORDED
FCI	– FOUND CAPPED IRON
FIP	– FOUND IRON PIPE
FCM	– FOUND CONC MONUMENT
SCI	– SET CAPPED IRON
SN	– SET NAIL

NOTES:

NO TITLEWORK WAS SUPPLIED BY CLIENT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

BEARING BASIS:
HELD BEARING BASIS ALONG BUHL DRIVE AS PER PLAT OF RECORD.

I hereby certify only to the parties hereon, that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set as noted hereon, permanent markers at the exterior corners of said lot and that all visible encroachments of a permanent nature upon said lot, are as shown on this survey. Said lot subject to all easements and restrictions of record.

STATE OF MICHIGAN
KAROL L. GROVE
PROFESSIONAL SURVEYOR
4001039075
LICENSED PROFESSIONAL SURVEYOR

KAROL L. GROVE
LICENSED PROFESSIONAL SURVEYOR #4001039075

ALPINE Land Surveying, Inc.
376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MICHIGAN, 48357
PHONE: 810-207-8050

FIELD:	KG	DATE:	08-24-2026
DRAWN:	DJS	JOB NO:	26-7370 A
CHECKED:	KG	SHEET:	1 OF 1
REVISED:			

PUBLIC RECORDS, PROPERTY TAXES, PUBLIC DEED INFO, COUNTY RECORDS, CONTACT INFO, PROPERTY RECORDS

REFERENCE # 2026-08-30-15353

MICHIGAN
PUBLIC RECORDS SEARCH
ALL REPORTS INCLUDE UP TO 20 YEARS HISTORICAL DATA

MICHIGAN HAS A POPULATION OF ABOUT 10 MILLION, WITH LANSING AS ITS CAPITAL CITY

YOUR SESSION EXPIRES AFTER A PERIOD OF INACTIVITY

PROPERTY REPORT REQUESTS TYPICALLY TAKE BETWEEN 5-7 MINUTES TO COMPLETE

YOUR REPORT WILL BE AVAILABLE FOR IMMEDIATE DOWNLOAD ONCE PROCESSING IS COMPLETE

10202 BUHL DR, PINCKNEY, MI 48169

Proposed Site

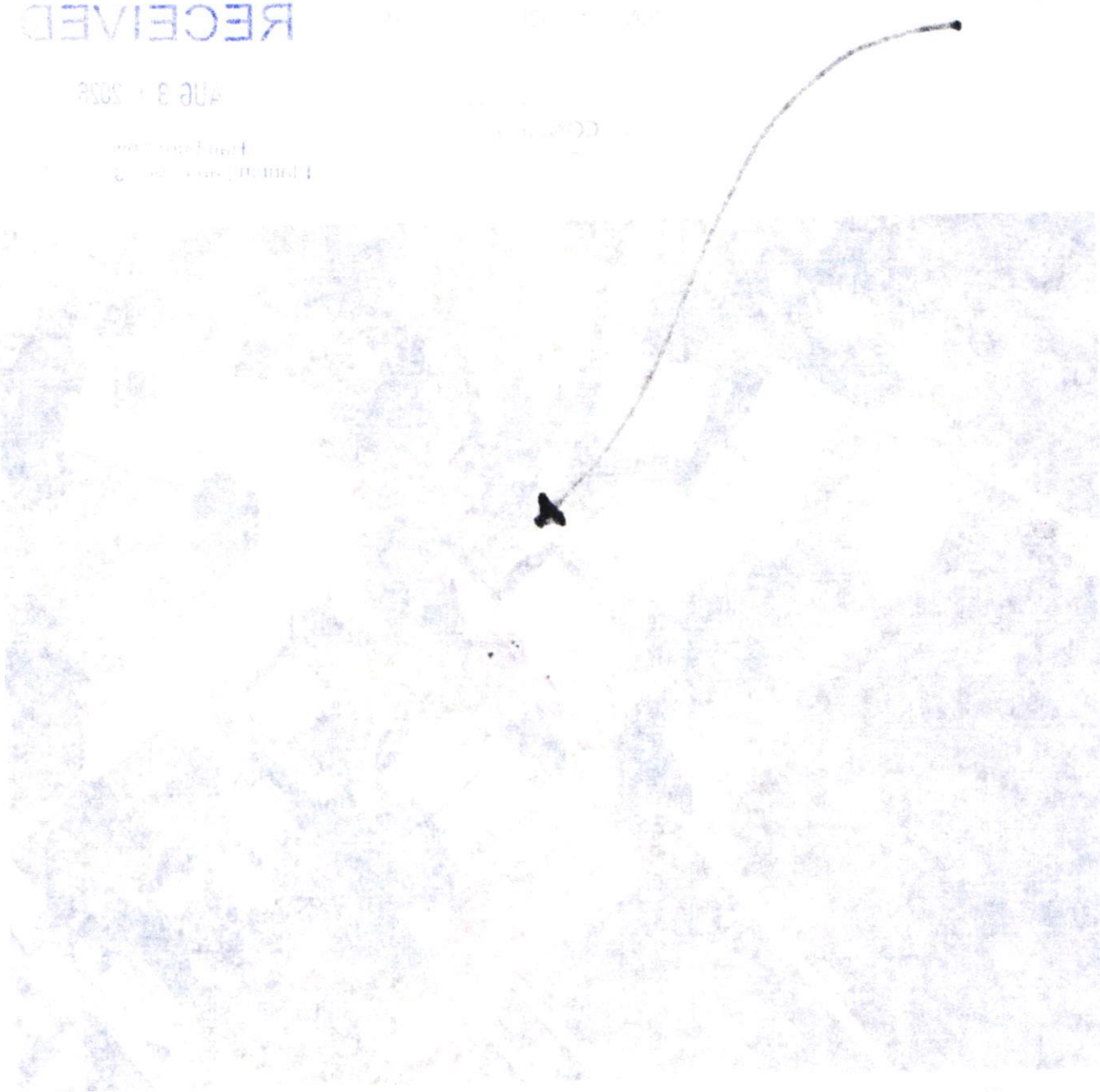
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10202 BUHL DR

PINCKNEY, MI 48169

Parcel #4715-27-101-023 Location ID: BUHL-010202-0000-01

Property Owner: BIMER CHRISTOPHER K & DEANNA K

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Owner and Taxpayer Information

Owner	BIMER CHRISTOPHER K & DEANNA K 9257 E MOHAWK LN SCOTTSDALE, AZ 85255
Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2026

Property Class	401 RESIDENTIAL-IMPROVED
School District	PINCKNEY COMMUNITY SCHOOLS
MAP #	ALLYN BURTON'S LAK
USER NUM IDX	0
USER ALPHA 1	*No Data to Display*
USER ALPHA 3	
Historical District	No
USER ALPHA 2	

Unit	4715 HAMBURG TOWNSHIP
Assessed Value	$445,020
Taxable Value	$318,999
State Equalized Value	$445,020
Date of Last Name Change	08/20/2026
Notes	*Not Available*
Census Block Group	*No Data to Display*
Exemption	*No Data to Display*

Principal Residence Exemption Information

Effective Date	04/20/2010

Principal Residence Exemption	June 1st	Fina
2026	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2025	$426,960	$426,960	$310,613
2024	$397,110	$397,110	$301,274
2023	$366,700	$366,700	$286,928

Land Information

Zoning Code	WFR
Land Value	$178,480
Renaissance Zone	No
ECF Neighborhood	ZUKEY/STRAWBERRY
Lot Dimensions/Comments	*No Data to Display*

Total Acres	0.201
Land Improvements	$20,539
Renaissance Zone Expiration Date	*No Data to Display*
Mortgage Code	*No Data to Display*

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