Redacted version

ZBA Case Number ZBA #26-0013
$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)

1. Date Filed: 9/3/2026

2. Tax ID #: 15- 29 -402 -179 Subdivision: White Lodge Country Club Lot No.: 221, 222, 223

3. Address of Subject Property: 10526 Monticello, Pinckney, MI, 48169

4. Property Owner: Caryn Burke Phone: (H)_

Email Address:_ (W)_

Street: 10526 Monticello City Pinckney State MI

5. Appellant (If different than owner):_ Phone: (H)_

E-mail Address:_ (W)_

Street:_ City_ State_

6. Year Property was Acquired: 8/16/2024 Zoning District:_ Flood Plain_

7. Size of Lot: Front 118.39' Rear 110.55' Side 1 146.58' Side 2 154.10' Sq. Ft. 17,163

11. Dimensions of Existing Structure (s) 1st Floor 32'3" x 31'4" 2nd Floor 18'5"x25'6" Garage 18'5"x25'6"

12. Dimensions of Proposed Structure (s) 1st Floor X 2nd Floor X Garage 15'7" x 19'3" (carport)

13. Present Use of Property: Primary Residence.

14. Percentage of Existing Structure (s) to be demolished. if any 0 %

15. Has there been any past variances on this property? Yes_ No V

16. If so, state case # and resolution of variance application_

17. Please indicate the type of variance or zoning ordinance interpretation requested:

Area variance - Reducing setbacks due to an oddly shaped or sloped lot.

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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 home sits on a steep slope descending toward the Lake, leaving only a small, level area directly in front of the house suitable for vehicle access. These physical constraints existed long before the current owner acquired the property. only feasible location for carport

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.

Due to steep terrain and limited building area, the owner cannot reasonably construct a carport anywhere else. This request is not based on financial gain, but on the ability to reasonably use the property in a manner consistent with surrounding 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.

Modest in size, located in an area already used for vehicle access and will not obstruct site lines, emergency access, or drainage patterns. The structure will be built to compliment the existing home and will not interfere with neighboring views or privacy.

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

The request aligns with the master plan's intent to accomodate reasonable improvements while respecting enviromental constraints. the carport maintains the residential character of the neighborhood and does not introduce any incompatible use.

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.

Hardship specific to this parcel due to combination of steep topography, Lake front drop-off and the placement of existing home. The need for a variance arises from these unique physical characteristics not from a general condition affecting multiple properties.

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

Carport is a permitted accessory use within the zoning district. Granting the variance only adjusts the setback requirements and does not introduce any use that is prohibited or inconsistent with the zoning ordinance.

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

The requested 2-foot setback encroachment is the minimum deviation needed to place the carport on the only stable, accessible portion of the lot. Any attempt to move the structure would place it on unsafe slopes, obstruct driveway, or require significant earthwork.

- 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.

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• 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).

Owner's Signature Date

Appellant's Signature Date

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