

ZBA Case Number 22-0013

\$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: 12-7-22

2. Tax ID #: 15-17-302-088 Subdivision: HERNDON'S RUSH LAKES Lot No.: 567

3. Address of Subject Property: 3264 RUSH LAKES ROAD PINCKNEY MI 48169

4. Property Owner: Eugene & Kathleen Bough Phone: (H) 517-375-2529
Email Address: Monic.Shot@yahoo.com (W) _____

Street: 3264 RUSH LAKES ROAD City PINCKNEY State MI

5. Appellant (If different than owner): _____ Phone: (H) _____
E-mail Address: _____ (W) _____

Street: _____ City _____ State _____

6. Year Property was Acquired: 3-2018 Zoning District: WFR Flood Plain NO

7. Size of Lot: Front 40' Rear 42' Side 1 77.2' Side 2 84.4' Sq. Ft. _____

11. Dimensions of Existing Structure (s) 1st Floor 901 2nd Floor 1093 Garage 440

12. Dimensions of Proposed Structure (s) 1st Floor _____ 2nd Floor _____ Garage _____

13. Present Use of Property: NEW BUILD HOME

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

15. Has there been any past variances on this property? Yes ✓ No _____

16. If so, state case # and resolution of variance application 22-0093 APPROVED

17. Please indicate the type of variance or zoning ordinance interpretation requested:
Requesting Retaining wall 27' foot long 63" high 15' from Existing Deck
to retain dirt next to house with 35' variance from lots

HAMBURG TOWNSHIP
Date 12/09/2022 12:34:50 PM
Ref ZBA2200-13
Receipt 1281585
Amount \$500.00

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.

Too Steep of Slope From Walkout Basement to Lake

Need to Retain Dint Next to house

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.

Yes is necessary

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.

No I won't

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

No won't affect

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.

too Small Lot Steep hill

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

Not changing Singl

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

Not changing Singl

- 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).

Eugene Bayl. 12-7-22

Owner's Signature

Date

Eugene Bayl. 12-7-22

Appellant's Signature

Date

EDGE OF ASPHALT

RUSH LAKE

RP# 22-0092

DATE 4/7/22

HAMBURG TOWNSHIP

APPROVED FOR ZONING

LP

ONLY RED INK STAMP IS VALID!!



