Redacted App.

ZBA Case Number ZBA# 26-0014
$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: _____

2. Tax ID #: 15- 31 - 401 - 011 Subdivision: SUNSET COVE Lot No.: 17

3. Address of Subject Property: 2606 BASEVIEW BLVD

4. Property Owner: DAVID RENKEN Phone: (H) _____

Email Address: _____ (W) _____

Street: 10411 COBB HOLLOW FARM DR City SALINE State MI

5. Appellant (If different than owner): JOE HILEMAN Phone: (H) _____

E-mail Address: _____ (W) _____

Street: 2370 E STADIUM BLVD City ANN ARBOR State MI

6. Year Property was Acquired: _____ Zoning District: WFR Flood Plain NO

7. Size of Lot: Front 45.0 Rear 30.0 Side 1 95.08 Side 2 92.74 Sq. Ft. 3,467

11. Dimensions of Existing Structure (s) 1st Floor 20 X 42.5 2nd Floor 20 X 30.25 Garage N/A

12. Dimensions of Proposed Structure (s) 1st Floor 20X 54 2nd Floor 20X51.33 Garage N/A

13. Present Use of Property: SINGLE FAMILY

14. Percentage of Existing Structure (s) to be demolished, if any 95 %

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:

PLEASE SEE Attached

18. Please explain how the project meets each of the following standards:

PLEASE SEE Attached

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.

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.

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.

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

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.

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

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

• 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).

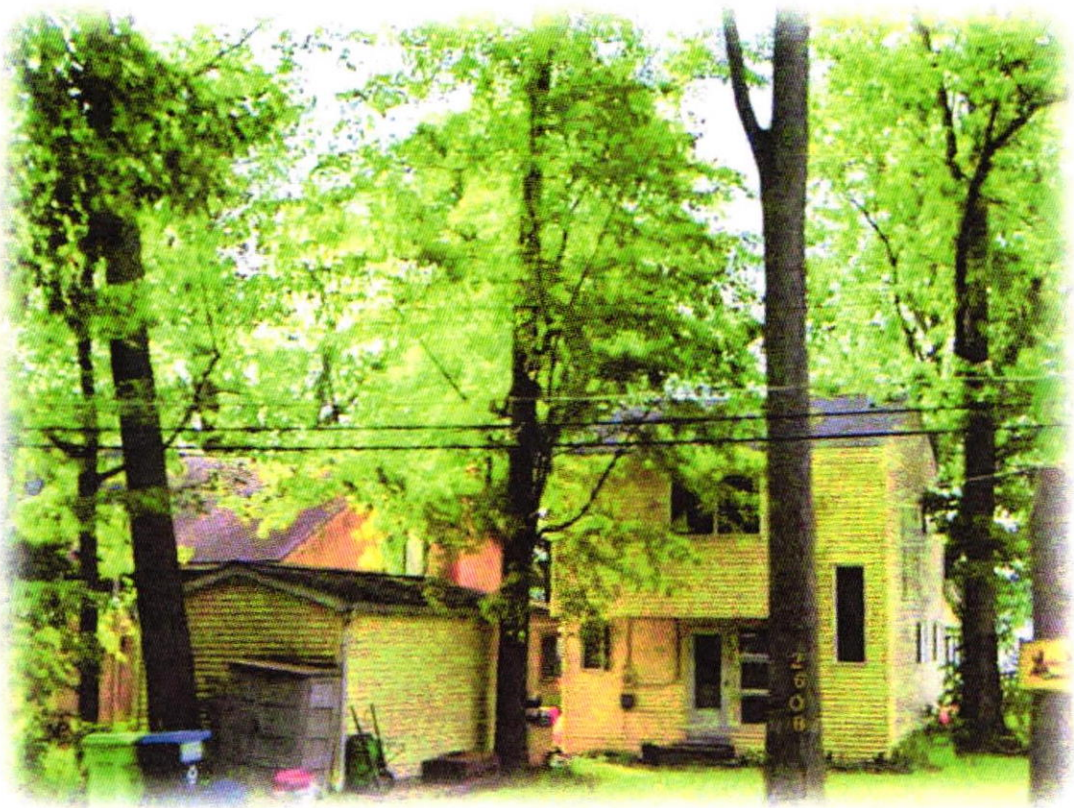
Owner's Signature _____ Date 9/4/26

Appellant's Signature _____ Date SEP 3, 2026

Renken Residence

2606 Baseview Dr. Pinckney MI 48169

Variance Application



HILEMAN CONSTRUCTION COMPANY

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HILEMAN CONSTRUCTION COMPANY

September 3, 2026

Hamburg Township
Planning and Zoning Department
Zoning Board of Appeals
10405 Merrill Road
P.O. Box 157
Hamburg, Michigan 48139

Re: Variance application — Lot 17, Sunset Cove Subdivision
Parcel No. 4715-31-401-011
Base Line Lake (waterfront)

Dear Chair Ignatowski and Members of the Zoning Board of Appeals:

Please accept this application for dimensional variances to reconstruct a single-family home on Lot 17, Sunset Cove Subdivision. The parcel is a 1950 waterfront cottage lot on Base Line Lake. It measures 45.00 feet at the street and tapers to 30.00 feet at the rear, with side lengths of 92.74 feet and 95.08 feet.

The existing two-story house contains 1,410 square feet. Its footprint is 20.8 feet by 42.5 feet. A rear wood deck 20 feet by 30 feet extends to 26 feet from the water. A shed 12.2 feet by 18.2 feet sits 8 to 11 feet from the front lot line and 0.07 feet from the east lot line.

We propose to keep the rear wall of the existing house, remove the remainder of the structure, remove the shed and the existing deck, and rebuild a 1,860-square-foot two-story dwelling. The first-floor footprint will be 54 feet by 20 feet. Rear and side setbacks of the 1950 house will be maintained. New living area will extend toward the street, not toward the lake. The first floor will be 20.0 feet and 23.5 feet from the front lot line at its two corners. The second story and attic will meet the required 25-foot front setback. The portion of the first floor that enters the front yard will be an attached porch and attached storage replacing the shed that is being removed. A new rear deck 20 feet by 8 feet will be set 50 feet from the waterfront.

The only new relief requested is a front-yard variance of 5 feet (20 feet where 25 feet is required) at the closest first-floor corner, and 1.5 feet at the opposite first-floor corner, for one-story porch and storage only. We are not asking to reduce the 50-foot waterbody setback. The existing deck that sits 26 feet from the water will be eliminated.

This lot cannot meet the current combination of 25-foot front, 30-foot rear, 50-foot water, and 15-foot aggregate side yards. Those standards were written for lots far larger than Sunset Cove Lot 17. The attached application, site plan, and responses to the seven standards in Section 36-137 explain the practical difficulty and why the request is the minimum needed for a reasonable replacement home.

I will attend the public hearing and am available to answer questions. Thank you for your consideration.

Respectfully,

Joe Hileman
Hileman Construction

2370 E. Stadium Blvd #835, Ann Arbor, MI 48104

17. Type of variance or zoning ordinance interpretation requested:

Dimensional (non-use) variances from Section 36-186 of the Hamburg Township Zoning Ordinance to permit reconstruction of a single-family dwelling on Lot 17, Sunset Cove Subdivision (Parcel 4715-31-401-011), waterfront on Base Line Lake, as follows:

1. A front-yard setback of **20.0 feet** at the closest first-floor corner and **23.5 feet** at the opposite first-floor corner, where **25 feet** is required, for the first-floor attached front porch and attached storage only.
2. The second story and attic will meet the required **25-foot** front-yard setback.
3. Existing rear-yard and side-yard setbacks of the 1950 dwelling will be maintained by retaining the rear wall; those yards will not be reduced. The nonconforming shed (0.07 feet from the east lot line; 8–11 feet from the front lot line) and the existing rear deck (26 feet from the water) will be removed and will not be rebuilt. A new rear deck 20 feet wide by 8 feet deep will be set **50 feet** from the waterfront and will meet the waterbody setback.

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 17 is an original Sunset Cove plat lot on Base Line Lake. It is only **45.00 feet** wide at the street and tapers to **30.00 feet** at the rear, with side lengths of 92.74 feet and 95.08 feet. Current Waterfront Residential bulk standards contemplate substantially wider and deeper lots. A 30-foot rear width cannot contain a 20-foot-wide house plus the ordinance's 5-foot minimum sides and 15-foot aggregate side yard, the 25-foot front yard, the 30-foot rear yard, and the 50-foot ordinary-high-water-mark setback at the same time.

The existing 1,410-square-foot, two-story house was built in **1950**, before the present setback schedule. Its footprint is 20.8 feet wide by 42.5 feet deep. Measured setbacks today are: front 31.0 / 33.5 feet; west side 5.0 / 6.9 feet; east side 6.5 / 11.5 feet; rear 16.5 / 18.0 feet; water 57.5 / 58.0 feet. The attached rear deck extends to **26 feet** from the water. A shed 12.2 by 18.2 feet sits 8–11 feet from the front line and **0.07 feet** from the east lot line.

Those conditions—tapered 45-to-30-foot width, 1950 nonconforming cottage, and a shed on the lot line—are not general to the district. They are products of this plat lot. Strict application of all current setbacks on a new full teardown would leave no reasonable building envelope. Retaining the rear wall and rebuilding on the historic side and rear lines, while moving living area toward the street, is the only practical way to replace a 75-year-old house on this parcel.

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.

Owners of other Base Line Lake and Sunset Cove / Baseview lots have been able to maintain or reconstruct modest two-story single-family homes. This owner seeks the same right: a safe, year-round 1,860-square-foot two-story dwelling in place of a 1950 cottage that cannot be made to meet every current yard on a 30-foot-wide rear lot.

The request is not for extra profit or a mansion. First-floor area only needs a **5-foot** front-yard reduction (20 feet in lieu of 25 feet) for a porch and attached storage that replace a shed already in the front yard and on the east line. The second story will sit at 25 feet. No additional encroachment toward the lake is requested. Without the limited front-yard relief, a code-compliant rebuild on this lot is not possible, and the property right enjoyed by similarly situated lake lots would be denied.

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 project improves conditions that now affect neighbors and the lake:

- The shed 0.07 feet off the east lot line is removed and not replaced.
- The 20-by-30-foot deck that sits 26 feet from the water is removed. The new deck is 20 by 8 feet and **50 feet** from the waterfront.
- The house remains 57.5–58 feet from the water; the rear wall is kept. No new mass is pushed lakeward.
- Added floor area goes toward the street. The portion inside the 25-foot front yard is one-story porch and attached storage only. The second story meets the 25-foot front setback, so street-wall height at the reduced setback stays low.
- Use remains single-family. Width stays about 20 feet, consistent with the existing house and the 30–45-foot lot.

Light, air, and views along the block are not reduced relative to the 1950 house and the current lot-line shed. Removing the nonconforming shed and pulling the deck back to 50 feet from the water is a net benefit to adjoining lots and to Base Line Lake.

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

The master plan calls for protecting the Chain of Lakes and keeping waterfront neighborhoods in single-family character. This request does that. The water setback of the principal structure is unchanged at approximately 58 feet. The existing deck in the 50-foot water setback is eliminated. The new deck meets the 50-foot standard. No fill, no work in the floodway, and no new use are proposed.

The plan also recognizes that many older lake lots cannot meet current bulk rules and that reasonable reconstruction of existing homes is preferable to blight or unbuildable remnants. A modest two-story home on the historic footprint, with relief only on the street side, is consistent with that objective.

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 hardship is this lot: Sunset Cove Lot 17, 45 feet at the road, 30 feet at the rear, 1950 house, shed on the east line, deck in the water setback. Those facts are not the general condition of the Waterfront Residential district, which is written around much larger lots (district minimum width 125 feet and area 43,560 square feet). Recurrence is limited to a handful of similarly undersized plat lots on this part of Base Line Lake, each of which the ZBA already reviews case by case. Granting this request does not create a township-wide precedent for reducing the 50-foot water setback; that setback is met and improved.

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 use is and will remain a single-family dwelling, a use permitted by right. No second dwelling, no short-term commercial use, and no accessory dwelling unit are requested. Variances are dimensional only.

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

The only new relief requested is **5 feet** of front yard (20 feet vs. 25 feet) at the closest first-floor corner, and 1.5 feet at the other first-floor corner, for porch and attached storage. The second story is pulled back to the full 25-foot front setback.

The first-floor footprint is 54 feet by 20 feet. Depth is increased toward the street, not the lake. Rear and side setbacks of the existing house are held by keeping the rear wall. The 1,860-square-foot house is a modest increase over the existing 1,410 square feet and is appropriate for a two-story lake cottage on a 30-foot-wide rear lot.

A smaller front porch or no attached storage would still leave the owner without a place to put the functions of the shed being removed. Pushing the house farther back is impossible without invading the 50-foot water setback or demolishing the rear wall, which would trigger a full current-code rebuild that this lot cannot meet. Five feet on the first floor at the street, with a conforming second story and a conforming new lake deck, is the least relief that allows a reasonable replacement home.

PHONE: 810-231-1000

planning@hamburg.mi.us

Hamburg Township

a great place to grow

P.O. Box 157
10405 Merrill Road
Hamburg, Michigan 48139-0157

Letter of Authorization

I, DAVID RENKEN, owner of the property at
(Property Owner Name)

2606 BASEVIEW BLVD authorizes
(Address or Parcel Number for project location)

JOE HILEMAN to act on my behalf,
(Applicant/Contractor)

regarding the following work with Hamburg Township:

DEMENSIONAL VARIANCES

(Signature of Property Owner) , 9/4/26 (Date)

STATE OF MICHIGAN
LIVINGSTON COUNTY
08/10/2022
2022R-021683

REAL ESTATE TRANSFER TAX
278.85 CO
1,901.25 ST
TTX # 6379379

2022R-021683
RECORDED ON
08/10/2022 08:39:58 AM
BRANDON DENBY
REGISTER OF DEEDS
LIVINGSTON COUNTY, MI 48843
RECORDING: 26.00
REMON: 4.00
PAGES: 3

QUIT CLAIM DEED

Received eRecord 8/3/2022 at 04:11 PM
LivCo, MI ROD by gg

Julie R. Piazza, whose address is 2222 Fuller Court, Apartment 901A, Ann Arbor, Michigan 48105 and **John O. Renken**, whose address is 1420 Spring Vale Avenue, McLean, Virginia 22101, convey to, and **David Renken**, whose address is 10411 Cobb Hollow Farm, Saline, Michigan 48176, their entire interest in the following described premises situated in the Township of Hamburg, County of Livingston, State of Michigan, to-wit:

See attached Legal Description

Commonly known as: 2606 Baseview Blvd. Pinckney, Michigan 48169

Tax Parcel Numbers: 4715-31-401-011 & 4715-31-401-026

for the consideration of $253,333.34, subject to easements and restrictions of record, and further subject to liens for real property taxes which are not yet due and payable.

Date: August 2, 2022

Julie R. Piazza

Date: August 2, 2022

John O. Renken

STATE OF MICHIGAN, COUNTY OF WASHTENAW

The foregoing document was acknowledged before me on August 2, 2022, by Julie R. Piazza and John O. Renken.

Michael C. Crowley, Notary Public
Washtenaw County, Michigan
Acting in Washtenaw County
My Commission Expires: 08/07/2027