



Andrew & Amy Conant
9270 Hilton
Brighton, MI 48114

Homeowner
780 Mower
Pinckney, MI 48169

Homeowner
422 Fairwood
Pinckney, MI 48169

Homeowner
414 Fairwood
Pinckney, MI 48169

Homeowner
406 Fairwood
Pinckney, MI 48169

Homeowner
401 Fairwood
Pinckney, MI 48169

Homeowner
409 Fairwood
Pinckney, MI 48169

Homeowner
417 Fairwood
Pinckney, MI 48169

Homeowner
489 Fairwood
Pinckney, MI 48169

Homeowner
481 Fairwood
Pinckney, MI 48169

Homeowner
473 Fairwood
Pinckney, MI 48169

Homeowner
465 Fairwood
Pinckney, MI 48169

Homeowner
441 Fairwood
Pinckney, MI 48169

Homeowner
433 Fairwood
Pinckney, MI 48169

Pinckney, MI Code of Ordinances

LOW DENSITY RESIDENTIAL DISTRICT

§ 152.060 PURPOSE.

The purpose of the Low Density Residential District (R1) is to encourage single-family residential uses on relatively large lots. The requirements of this district are designed to protect the essential character of low density, single-family residential areas and to encourage a high quality, suitable and safe environment for family life.

(Ord. 37, passed 8-28-2005)

§ 152.061 PERMITTED USES.

- (A) One single-family dwelling per lot.
- (B) Public parks.
- (C) Family day care homes (one to six children).
- (D) Adult foster care family homes (one to six adults).
- (E) Accessory uses customarily incidental and subordinate to permitted uses.

(Ord. 37, passed 8-28-2005)

§ 152.062 SPECIAL LAND USES.

The following special land uses are permitted in the R1 District, subject to compliance with §§ 152.240*et seq.*

- (A) Group day care homes (seven to 12 children);
- (B) Adult foster care small group homes (seven to 12 adults);
- (C) Homes for the elderly;
- (D) Religious institutions;
- (E) Public buildings;
- (F) Elementary, middle and high schools;
- (G) Bed and breakfast inns;
- (H) Home occupations;

- (I) Residential open space development;
 - (J) Artificial ponds; and
 - (K) Manufactured home park.
- (Ord. 37, passed 8-28-2005)

§ 152.063 SITE DEVELOPMENT STANDARD.

The following standards shall apply to all uses and structures in the R1 District unless otherwise modified by the provisions of §§ 152.240*et seq.*, §§ 152.260 *et seq.*, §§ 152.415*et seq.* or §§ 152.440*et seq.*

- (A) *Lot area.* The minimum lot area shall be as follows:
 - (1) Without public sewer: 32,670 square feet (three-quarters acre); and
 - (2) With public sewer: 21,780 square feet (one-half acre).
- (B) *Lot width.* The minimum lot width shall be 85 feet, measured along the front lot line. For cul-de-sac and flag lots, the lot width may be measured along the front setback line.
- (C) *Yards and setbacks.* The minimum yards and setbacks shall be as follows:
 - (1) *Front yard.* Structures shall be setback at least 30 feet from the road right-of-way.
 - (2) *Side yard.* Structures shall be setback at least eight feet from a side lot line, except for corner lots, the interior side yard shall be at least eight feet in width, and the street side yard shall be at least 20 feet in width.
 - (3) *Rear yard.* Structures shall be setback at least 30 feet from the rear lot line.
 - (4) *Shed setback.* Sheds must be in the back or side yard and setbacks will be at least five feet in the rear and sides.
 - (5) *Outbuilding setback.* Outbuildings must be in the back or side yard and setbacks will abide by structure (not shed) restrictions.
- (D) *Lot coverage.* Lot coverage shall not exceed 30%.
- (E) *Structure height.* No building shall be erected or altered to a height greater than two and one-half stories or 35 feet, whichever is less. No structure shall be erected or altered to a height greater than 21 feet. (See § 152.267 for definitions of building height and structure height).

(F) *Compliance required.* Uses and structures shall comply with all other provisions of this chapter, including §§ 152.240*et seq.* through §§ 152.415*et seq.* and all other applicable federal, state and local codes and ordinances.

(Ord. 37, passed 8-28-2005; Ord. 82, passed 5-12-2008) Penalty, see § 152.999

**VILLAGE OF PINCKNEY
PUBLIC NOTICE
ZONING BOARD OF APPEALS
PUBLIC HEARING
NOVEMBER 11, 2019**

To All Interested Parties: The Zoning Board of Appeals will hold a Public Hearing on Monday, November 11, 2019, at 7:00 PM. The purpose of this meeting is to listen to public comments about two requested variances.

For 10135 Honeycomb Ct., Pinckney, MI 48169, petitioner has requested a dimensional variance for a rear setback of 23.8' which is less than the 30' setback allowed for in the Village Ordinances.

For 0 Fairwood Ct., Pinckney, MI 48169 (parcel number 4714-22-405-019), petitioner has requested a variance to allow a septic system on a parcel that is 27,075 square feet rather than the required 32,670 square feet in the Low Density Residential Zoning.

The meeting will be at 7:00 PM in the Village Hall, 220 S. Howell St., Pinckney, MI 48169. For more information please call (734) 878-6206.

The public is invited to submit written comments on the proposed requests to the Village Clerk at the address or phone number listed above at any time prior to 4 PM on November 11, 2019.

The Village of Pinckney will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the hearing upon 5 days advance notice to the Village Clerk at the address or phone number listed above.

JILL CHAPMAN, VILLAGE CLERK

VILLAGE OF PINCKNEY NOTICE OF APPEAL TO
ZBA APPLICATION FOR VARIANCE OR
INTERPRETATION OF ZONING ORDINANCE

Case # _____ Fee \$300.00 + \$500 estrow Date: 10-21-2019
Applicant Andrew + Amy Covant Phone 734-883-9627
Address 9270 Hilltop Road, Brighton, MI 48114
The above named applicant(s) hereby appeal to the Board of Appeals in accordance with the Village of Pinckney Zoning Ordinance. The property in question is located at: Fairwood Subdivision LOT 19
Address: SEC 22 T1N R4E Village of Pinckney Fairwood Plat
Lot: #19 Tax Code Number 4714-22-405-019

Attach Legal Description SEC 22 T1N R4E VILLAGE OF PINCKNEY, FAIRWOOD SUB, LOT 19

A previous appeal _____ has or X has not _____ been made with respect to this property.
Date of previous appeal _____ Decision of previous appeal _____

The appeal is for: (Please circle one)

1. Interpretation of the Zoning Ordinance.
2. To interpret the location of district boundaries on the zoning map.
3. To decide upon requirements for non-conforming lots of record or non-conforming uses.
4. To interpret off-street parking requirements.
5. To hear and decide appeals where it is alleged by the appellant that there is error in regard to interpretation of the provisions of this ordinance in any order, requirement, permit, decision, or refusal made by the Administrative Official in carrying out or in enforcing any provisions of this Ordinance.
6. Other: Specify:
Variance: (Variance equals a modification in the literal provisions of an Ordinance when strict enforcement would cause undue hardship or practical difficulties owing to circumstances unique to the property for which the modification is granted.)
a. Dimensional Variance
b. Use Variance

With regard to the above appeal, I (We) apply for the following specific decision: (Specify, for example, building height, variance is lot area, setback, etc.): SEE ATTACHED Description For Appeal

I authorize _____ to act as my (our) authorized agent in the hearing on my (our) appeal (Please attach any supplementary information on your appeal.)

Signature: _____

***** OFFICE USE ONLY *****

Date received: 10/21/19 Property Zoning: R1 - Low Density
Date of Zoning Board of Appeals: 11/11/19 Date of Publication of Notice _____
Decision of Zoning Board of Appeals: _____

Attach further information as necessary.

Signature of ZBA Chair _____ Date: _____

This permit is not transferable.

Please see Fee Schedule for applicable fees.

pd \$800 check on 10/21/19

Appeal to ZBA for Variance
Parcel Owners: Andrew Conant and Amy Conant
Parcel Number 4714-22-405-019
Fairwood, Pinckney, MI 48169
SEC 22 TIN R4E Village of Pinckney, Fairwood Sub, Lot 19

With regard to the above appeal, we apply for the following specific decision: To the best of our knowledge, the proposed building site in Fairwood Subdivision, platted and accepted in 1980, complies in all aspects to the current zoning ordinance with the exception of a lot sized to accommodate an on-site well and septic system. The current ordinance requires a lot size of 32,670 square feet whereas the lot we wish to build on contains 27,075 square feet. We respectfully request a variance in order to put a well and septic system on the property listed above as provided for under Section 152.444 as it meets all of those requirements.

Parcel Number:
4714-22-405-019

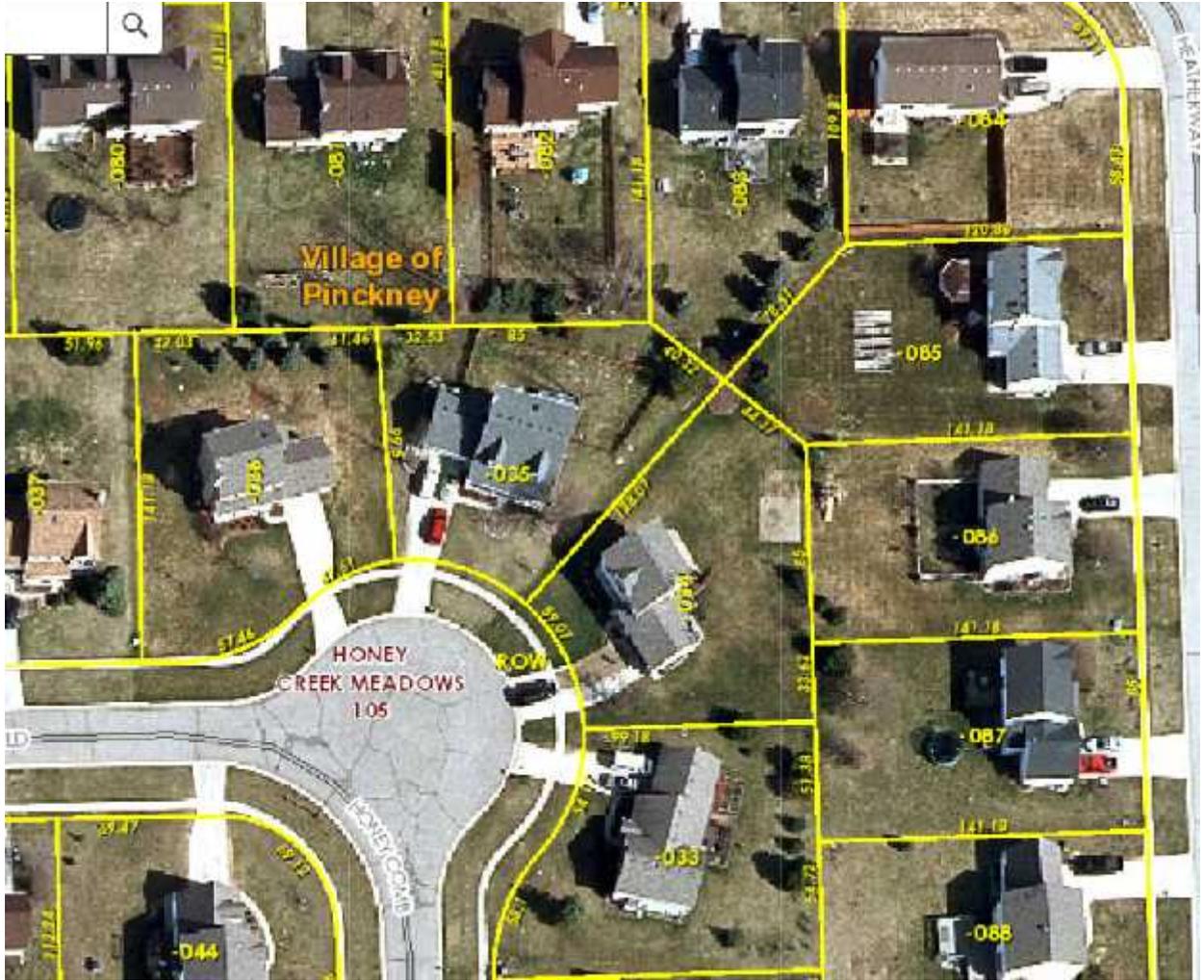
OWNERS ADDRESS:
CONANT, ANDREW & AMY

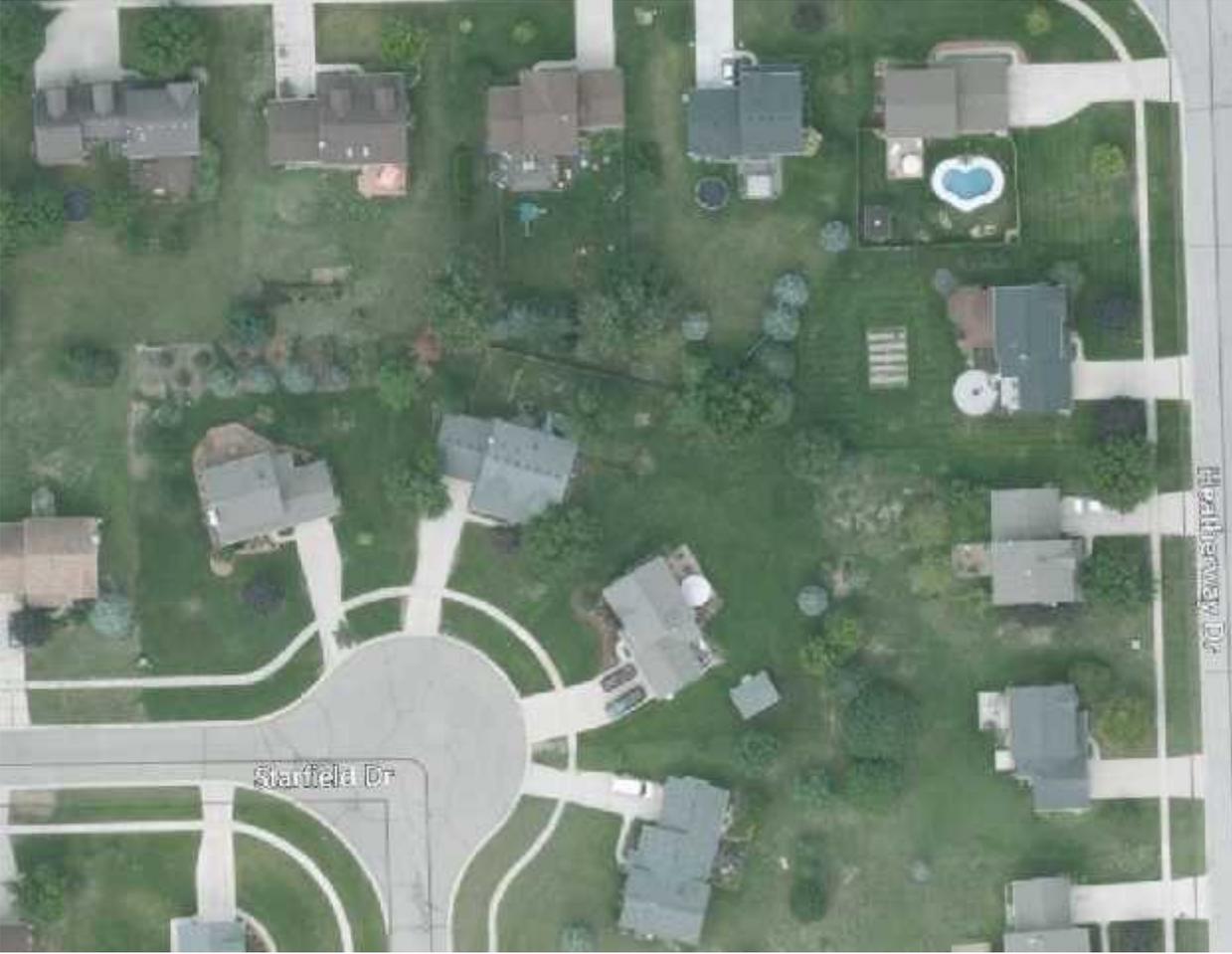
9270 HILTON
BRIGHTON, MI 48114

PROPERTY ADDRESS:
FAIRWOOD
PINCKNEY, MI 48169

DATE PRINTED: 10/17/2019

2019 LEGAL DESCRIPTION:
SEC 22 T1N R4E VILLAGE OF PINCKNEY, FAIRWOOD SUB, LOT 19





PROPOSED RESOLUTIONS

GRANTING AND/OR DENYING

REQUESTED VARIANCE

FOR

ROY JARRELL

October 14, 2019

OPTION 1 - GRANTING VARIANCE

BE IT RESOLVED that the Pinckney Board of Zoning Appeals hereby finds, with respect to the request for a variance by Roy Jarrell of 10135 Honeycomb Court, Pinckney, MI 48169, from the Zoning Ordinance of the Village of Pinckney, being Pinckney Code of Ordinances §152.083, *Site Development Standards*, §§(C) *Yards and setbacks*, §§(3) *Rear yard*, for the property located at 10135 Honeycomb Court, Pinckney, MI 48169, and legally described as:

SEC 26 T1N R4E VILLAGE OF PINCKNEY HONEY CREEK MEADOWS
CONDOMINIUM SUBDIVISION LOT 78 SPLIT 5-98 FROM 018 (Property
Tax Code No. 4714-26-105-034),

as follows:

1. That the variance is necessary because of the unique conditions of the property, being Lot 78 of the Honey Creek Meadows Condominium Subdivision, as the lot is irregularly shaped. The circumstances are unique and specific to this property. Similar situations are not commonly present elsewhere in the area and the requested variance is for this property only.
2. Property owner has requested a variance to erect a two-car garage. Many other properties in the vicinity have similar two-car garages. The variance is necessary because physical conditions of the property, being its irregularly shape. The variance and proposed setback will allow a reasonable use of land consistent with substantial property rights of other properties within the R-2 Zoning District.
3. There appears to be little encumbrance on the rights of others. The granting of the variance will not change the essential character of the area, being that of a residential district.
4. The variance requested is not in conflict with the Village Master Plan, and is consistent with the Variance standards for the Village. The granting of the variance will increase the value of the property, should not be detrimental to the property rights surrounding uses, and would be consistent with most other residential dwellings in the immediate vicinity.
5. The conditions and circumstances requiring the variance request is not based upon a self-created condition, but is based upon the conditions due to the unique shape of the property.
6. The granting of the variance would not constitute a special privilege, but is unique to this property and its proposed use, and the variance requested is the minimum variance necessary to make a two-car garage possible on this piece of property.

7. That the Petitioner has established that practical difficulties and hardships exist in constructing the proposed garage on this property that justifies the granting of the requested variance.

BE IT FURTHER RESOLVED, that based in the aforementioned findings of practical difficulties and hardships, the variance of Petitioner allowing a two-car garage is hereby granted so the proposed garage can be constructed with a the rear yard setback will be not less than 23.8 feet.

**PROPOSED RESOLUTION
OPTION 2 - GRANTING VARIANCE WITH CONDITIONS**

BE IT RESOLVED that the Pinckney Board of Zoning Appeals hereby finds, with respect to the request for a variance by Roy Jarrell of 10135 Honeycomb Court, Pinckney, MI 48169, from the Zoning Ordinance of the Village of Pinckney, being Pinckney Code of Ordinances §152.083, *Site Development Standards, §§(C) Yards and setbacks, §§(3) Rear yard*, for the property located at 10135 Honeycomb Court, Pinckney, MI 48169, and legally described as:

SEC 26 T1N R4E VILLAGE OF PINCKNEY HONEY CREEK MEADOWS
CONDOMINIUM SUBDIVISION LOT 78 SPLIT 5-98 FROM 018 (Property
Tax Code No. 4714-26-105-034),

as follows:

1. That the variance is necessary because of the unique conditions of the property, being Lot 78 of the Honey Creek Meadows Condominium Subdivision, as the lot is irregularly shaped. The circumstances are unique and specific to this property. Similar situations are not commonly present elsewhere in the area and the requested variance is for this property only.
2. Property owner has requested a variance to erect a two-car garage. Many other properties in the vicinity have similar two-car garages. The variance is necessary because physical conditions of the property, being its irregularly shape. The variance and proposed setback will allow a reasonable use of land consistent with substantial property rights of other properties within the R-2 Zoning District.
3. There appears to be little encumbrance on the rights of others. The granting of the variance will not change the essential character of the area, being that of a residential district.
4. The variance requested is not in conflict with the Village Master Plan, and is consistent with the Variance standards for the Village. The granting of the variance will increase the value of the property, should not be detrimental to the property rights surrounding uses, and would be consistent with most other residential dwellings in the immediate vicinity.
5. The conditions and circumstances requiring the variance request is not based upon a self-created condition, but is based upon the conditions due to the unique shape of the property.
6. The granting of the variance would not constitute a special privilege, but is unique to this property and its proposed use, and the variance requested is the minimum variance necessary to make a two-car garage possible on this piece of property.

7. That the Petitioner has established that practical difficulties and hardships exist in constructing the proposed garage on this property that justifies the granting of the requested variance.

BE IT FURTHER RESOLVED, that based in the aforementioned findings of practical difficulties and hardships, the variance of Petitioner allowing a two-car garage is hereby granted so the proposed garage can be constructed with a the rear yard setback will be not less than 23.8 feet.

BE IT FURTHER RESOLVED, that the variance granted to Petitioner shall be subject to strict compliance with the following conditions:

1. The variance shall be used within one (1) year from this date.
2. The new garage shall be of the design and shall be located on the property as shown on the plan submitted to the Zoning Administrator.
3. _____
_____.
4. _____
_____.
5. _____
_____.
6. _____
_____.

**PROPOSED RESOLUTION
OPTION 3 - DENIAL OF VARIANCE**

BE IT RESOLVED that the Pinckney Board of Zoning Appeals hereby finds, with respect to the request for variance requested by Roy Jarrell of 10135 Honeycomb Court, Pinckney, MI 48169, from the Zoning Ordinance of the Village of Pinckney, being Pinckney Code of Ordinances §152.083, *Site Development Standards*, §§(C) *Yards and setbacks*, §§(3) *Rear yard*, for the property located at 10135 Honeycomb Court, Pinckney, MI 48169, and legally described as:

SEC 26 T1N R4E VILLAGE OF PINCKNEY HONEY CREEK MEADOWS
CONDOMINIUM SUBDIVISION LOT 78 SPLIT 5-98 FROM 018 (Property
Tax Code No. 4714-26-105-034),

as follows:

1. That the yard setback variance requested is not necessary because the lot is not unique and irregularly shaped lots are a condition for a number of other properties in the area.
2. That the granting of the variance could unduly burden adjacent property.
3. That the granting of the variance would result in a new non-conforming structure contrary to the intent of the Zoning Ordinance.
4. That the parcel may be used in full conformity with the Zoning Ordinance without variance.
5. That the Petitioner has failed to establish the required practical difficulties to be granted a variance.
6. That the granting of the variance would be injurious to the public welfare and the property in the area and would not be consistent with the general purposes of the Pinckney Zoning Ordinance.

BE IT FURTHER RESOLVED, that based in the aforementioned findings, Petitioner's request for the rear yard setback variance is hereby denied.

Roy JARRELL @ YAHOO.COM

VILLAGE OF PINCKNEY NOTICE OF APPEAL TO ZBA APPLICATION FOR VARIANCE OR INTERPRETATION OF ZONING ORDINANCE

Case # _____ Fee \$300 + \$500 escrow Date: 9/10/19
Applicant Roy Jarrell Phone 734-679-8868
Address 10135 HoneyComb Ct, Pinckney, MI

The above named applicant(s) hereby appeal to the Board of Appeals in accordance with the Village of Pinckney Zoning Ordinance. The property in question is located at:
Address: 10135 HoneyComb Ct Plat _____
Lot: 78 Tax Code Number 14-26-105-034

Attach Legal Description Unit 78, Honey Creek Meadows A site Condominium Section 26 T1N-R4E Putnam Township Livingston County Michigan

A previous appeal has or [checked] has not been made with respect to this property. -ATTACHED-
Date of previous appeal _____ Decision of previous appeal _____

The appeal is for: (Please circle one)

- 1. Interpretation of the Zoning Ordinance.
2. To interpret the location of district boundaries on the zoning map.
3. To decide upon requirements for non-conforming lots of record or non-conforming uses.
4. To interpret off-street parking requirements.
5. To hear and decide appeals where it is alleged by the appellant that there is error in regard to interpretation of the provisions of this ordinance in any order, requirement, permit, decision, or refusal made by the Administrative Official in carrying out or in enforcing any provisions of this Ordinance.
6. Other: Specify: Variance: (Variance equals a modification in the literal provisions of an Ordinance when strict enforcement would cause undue hardship or practical difficulties owing to circumstances unique to the property for which the modification is granted.)
7. a. Dimensional Variance
b. Use Variance

* With regard to the above appeal, I (We) apply for the following specific decision: (Specify, for example, building height, variance is lot area, setback, etc.): Specific Variance Request
23'8" vs 30' rear setback ATTACHED

I authorize _____ to act as my (our) authorized agent in the hearing on my (our) appeal (Please attach any supplementary information on your appeal.)

Signature: _____

***** OFFICE USE ONLY *****

Date received: 9/10/19 Property Zoning: R-2 / Med. Density Res.
Date of Zoning Board of Appeals: _____ Date of Publication of Notice _____
Decision of Zoning Board of Appeals: _____

Attach further information as necessary.

Signature of ZBA Chair _____ Date: _____
This permit is not transferable.

Please see Fee Schedule for applicable fees.
pd check 3870 \$800.00 (WR)

Parcel Number:
4714-26-105-034

OWNERS ADDRESS:
JARRELL, ROY

10135 HONEY COMB CT
PINCKNEY, MI 48169

PROPERTY ADDRESS:
10135 HONEY COMB CT
PINCKNEY, MI 48169

DATE PRINTED: 09/03/2019

2019 LEGAL DESCRIPTION:
14-26-105-034 SEC 26 T1N R4E VILLAGE OF PINCKNEY HONEY CREEK MEADOWS
CONDOMINIUM SUBDIVISION LOT 78 SPLIT 5-98 FROM 018

Roy Jarrell

10135 Honeycomb Ct.

Pinckney, Michigan 734-679-8868

Variance Request

We are applying for a Lot-Area - dimensional Variance for a garage extension. Here is the specific reason: **We need to expand our existing garage so that both of our cars can be kept inside it at the same time. Currently, our garage is not big enough to hold two vehicles at once and this creates a hardship for people of our age. We have proposed extending the garage space to have a two car capacity.**

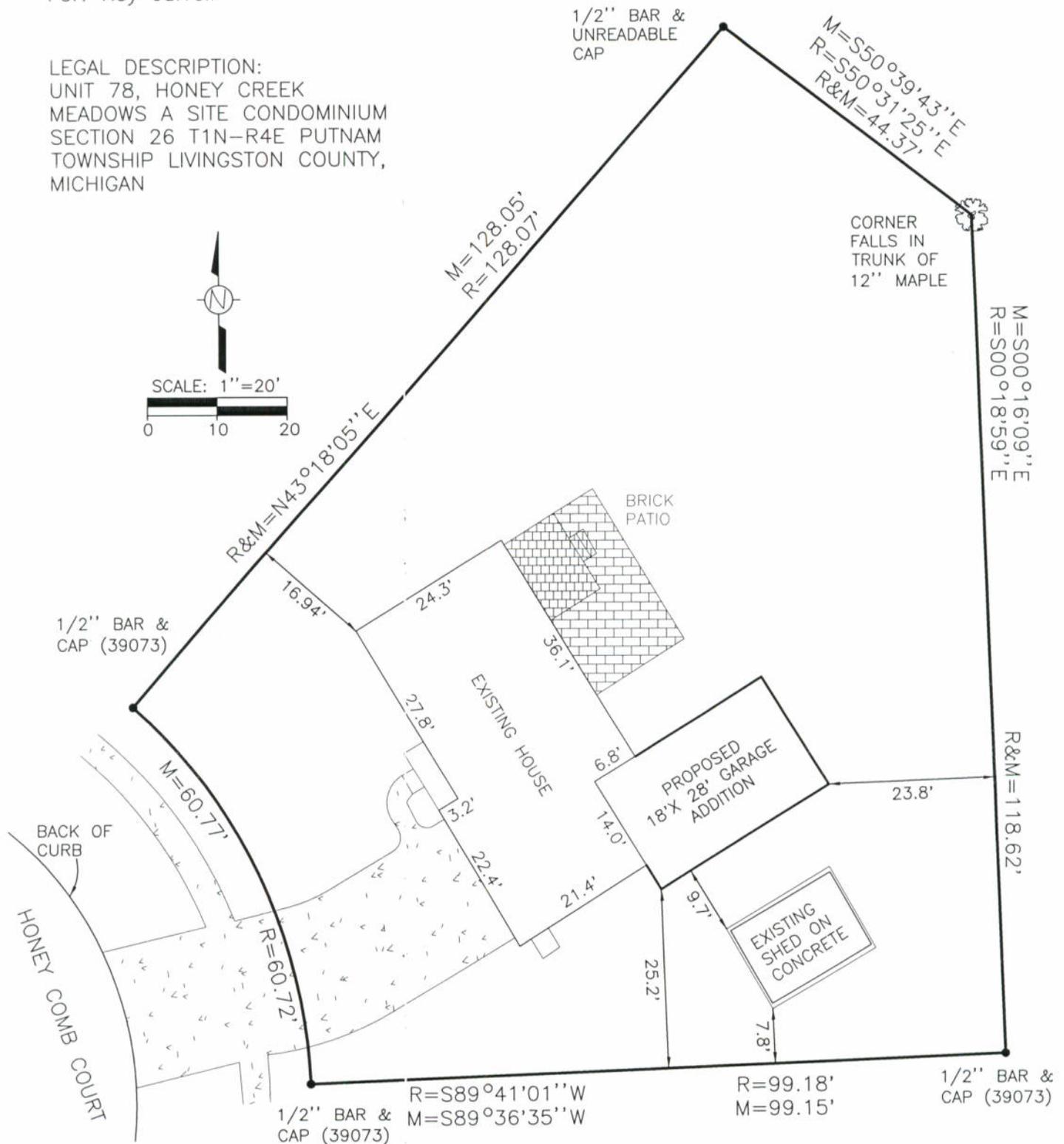
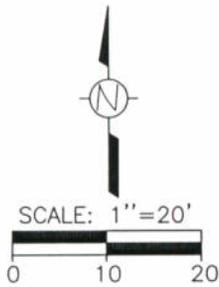
Our home is on an odd-shaped lot which puts us at an immediate disadvantage to other homes our neighborhood. We require a place to park both our vehicles which protects us from Michigan's harsh weather conditions. Other homes in our neighborhood enjoy that privilege, but the shape of our lot prevents us from having a true two-car garage without a variance.

Because of our advancing age, we require a snow and ice free covered surface to store our cars in when not in use. This is imperative to our health going forward. We hope to live in this home for the rest of our lives, and we must be able to shelter our cars in a space that does not pose a risk to our mobility. We must have a space for our cars that allow us to access them safely even during dangerous weather conditions.

CERTIFICATE OF SURVEY

For: Roy Jarrell

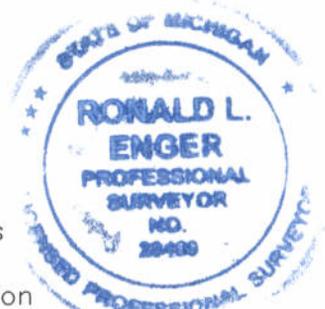
LEGAL DESCRIPTION:
 UNIT 78, HONEY CREEK
 MEADOWS A SITE CONDOMINIUM
 SECTION 26 T1N-R4E PUTNAM
 TOWNSHIP LIVINGSTON COUNTY,
 MICHIGAN



LEGEND

1. All dimensions are in feet.
2. ————— indicates boundary of described parcel.
3. • indicates a found surveyors marker as noted
4. (M) indicates a Measured dimension.
5. (R) indicates a Recorded dimension.

The undersigned Licensed Land Surveyor hereby certifies that he has surveyed the property described hereon in accordance with the recorded plat thereof and that this drawing is a correct representation



Homeowner
10135 Honeycomb Ct
Pinckney, MI 48169

Homeowner
10147 Honeycomb Ct
Pinckney, MI 48169

Homeowner
10156 Honeycomb Ct
Pinckney, MI 48169

Homeowner
10159 Honeycomb Ct
Pinckney, MI 48169

Homeowner
10168 Honeycomb Ct
Pinckney, MI 48169

Homeowner
10171 Honeycomb Ct
Pinckney, MI 48169

Homeowner
10180 Honeycomb Ct
Pinckney, MI 48169

Homeowner
10183 Honeycomb Ct
Pinckney, MI 48169

Homeowner
709 Starfield
Pinckney, MI 48169

Homeowner
714 Starfield
Pinckney, MI 48169

Homeowner
721 Starfield
Pinckney, MI 48169

Homeowner
733 Starfield
Pinckney, MI 48169

Homeowner
745 Starfield
Pinckney, MI 48169

Homeowner
10047 Heatherway
Pinckney, MI 48169

Homeowner
10059 Heatherway
Pinckney, MI 48169

Homeowner
10066 Heatherway
Pinckney, MI 48169

Homeowner
10071 Heatherway
Pinckney, MI 48169

Homeowner
10078 Heatherway
Pinckney, MI 48169

Homeowner
10083 Heatherway
Pinckney, MI 48169

Homeowner
10090 Heatherway
Pinckney, MI 48169

Homeowner
10095 Heatherway
Pinckney, MI 48169

Homeowner
10102 Heatherway
Pinckney, MI 48169

Homeowner
10107 Heatherway
Pinckney, MI 48169

Homeowner
10114 Heatherway
Pinckney, MI 48169

Homeowner
10119 Heatherway
Pinckney, MI 48169

Homeowner
10126 Heatherway
Pinckney, MI 48169

Homeowner
10138 Heatherway
Pinckney, MI 48169

Jon Highstreet
10550 E. Splitstone
Pinckney, MI 48169

Homeowner
350 Brentwood
Pinckney, MI 48169

Homeowner
361 Brentwood
Pinckney, MI 48169

Homeowner
362 Brentwood
Pinckney, MI 48169

Homeowner
373 Brentwood
Pinckney, MI 48169

Homeowner
374 Brentwood
Pinckney, MI 48169

Homeowner
385 Brentwood
Pinckney, MI 48169

Homeowner
386 Brentwood
Pinckney, MI 48169

Homeowner
397 Brentwood
Pinckney, MI 48169

Homeowner
398 Brentwood
Pinckney, MI 48169

Homeowner
405 Brentwood
Pinckney, MI 48169

Homeowner
410 Brentwood
Pinckney, MI 48169

Homeowner
427 Brentwood
Pinckney, MI 48169