



VILLAGE OF PINCKNEY

220 S Howell Street, Pinckney MI 48169

Phone: 734-878-6206 Fax 734-878-9749

email: zoning@villageofpinckney.org

ZONING BOARD OF APPEALS

APPLICATION

Case # 2026-002-ZBA Fee: \$1300 / 1000 ESCROW + \$300 Application
Date filed: 8/28/26 Zoning District: _____
Tax ID#: 4714-22-405-011 Lot #: 11 Subdivision: Fairwood
Address of Subject Property: 406 Fairwood Rd
Legal description: See attached survey

(attach separate sheet if necessary)

Owner: Don E Bignall
Address: 406 Fairwood Rd, Pinckney, MI 48169
Phone: 810-852-1092 Email: dbignall3@gmail.com

Appellant (if different than owner): Same as owner
Address: 406 Fairwood Rd, Pinckney, MI 48169
Phone: 810-852-1092 Email: dbignall3@gmail.com

Type of Appeal:

Interpretation of: ☒ Zoning Ordinance ☒ Zoning District Boundaries ☒ Other

Specify: Shed installation 100% approved by neighborhood (see attached letter) This location is where the neighbors chose

Variance: ☒ Dimensional Variance ☐ Use Variance

Specify: Not a 8' set back, only 4' set back on the woods side - see attached pics

Lot size: Front: 124.94 Rear: 125.36 Side: 168.5 Side: 178.04

Size of Existing structure: 1700 no basement square feet

Existing setbacks (if applicable) Front: _____ Rear: _____ Side: 8' Side: _____

Proposed setbacks (if applicable) Front: _____ Rear: _____ Side: 4' Side: _____

Section of Zoning Ordinance appealing or requesting interpretation: _____
The Village Zoning Ordinance requires an eight-foot side-yard setback for this type of structure

Reason for Request/ Basis of appeal or special conditions existing where a literal enforcement of the provisions of the Zoning Ordinance would involve practical difficulties or cause unnecessary hardship or practical difficulty:

Subdivision approved and asked me to set the shed where it is located to make it look appealing to them.

If I move it, they will be not happy so I am asking for a variance to keep neighbors happy

2026 - 002 - ZBA

Application Checklist:

- ☐ Zoning Board of Appeals Application
- ☐ Plot Plan showing:
 - Location and width of road(s)
 - 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 and proposed setbacks
 - All easements and location of water & sewer lines
- ☐ Preliminary Sketch of proposed structure
- ☐ Proof of ownership
- ☐ Applicable Fee \$ 300- & Escrow Deposit* \$ 1000-

* All legal, engineering and planning consultant fees, publication costs, recording fees and all charges related to the request will be deducted from the escrow deposit. All remaining funds will be returned to the applicant.

Date Application Received: _____ Date of Publication: _____

Date of Meeting: 9-28-2026

Approved ☐ Basis for approval: _____

Not approved ☐ Reason for denial: _____

Signature of ZBA Chair _____ Date: _____

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

a) The alleged practical difficulties, hardships or both, are exceptional and peculiar to the subject property or intended use of the property, that do not apply generally to other properties or class of uses in the same district: My father passed away a few months ago and I had to move my 83 year old mother in with me with 83 years of

"stuff". The home has no basement, so I am storing all of her stuff in the shed. I worked with neighbor hood to put the shed so everyone would be happy

b) Failure to grant the variance will deprive the property owner of his/her reasonable use as enjoyed by other property owners in the same district and vicinity. This shall include substantially more than mere inconvenience and/or inability to attain a higher financial return:

If I can not keep the shed where it is at I have to do one of two things. Move it to the other side of the house, but that neighbor will be mad, even though it meets all requirments or I will have to sell the house and find one that fits her stuff

c) Allowing the variance will result in substantial justice being done, and considers the public benefits intended by the ordinance, the individual hardships that will be suffered by failure to grant the variance and the rights of others whose property would be affected by approval of the variance:

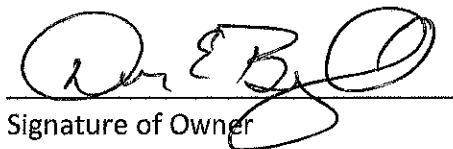
I have already have the neighbors on that side approval and a letter is attached stating such. One big reason is that the neighbor on that side has a shed that is almost on my property and does not meet the same requirments, but I told him I did not care

d) The variance will be consistent with the purpose and intent of the ordinance, will not adversely affect the purpose or objectives of the master plan of the village, will not be contrary to the public interest, will not injure the public or private rights of others and will not diminish the value of surrounding properties: This will not disvalve any properties, but I purchase a pre built Amish shed that was finished with materials that were appealing and just a cheap metal shed that would devalue everything...see attached pictures

e) The conditions and circumstances on which the variance request is based have not been self-created by the applicant or predecessors in title: Correct-this is not because I wanted to spend the money but because my 83 year mother is in her end times and does not want to throw any of her stuff away

f) The variance will not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and the same zoning district, and shall be the minimum variance that will make possible a reasonable use of the land or structure: I agree and will even be willing to tear it down once my mother pass's if the village requires

- 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 Village of Pinckney Zoning Ordinance, The ZBA Application and the Application Checklist and have submitted all of the required information.
- 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 completed.


Signature of Owner

8-26-26
Date

Signature of Appellant

Date

To: Zoning Board of Appeals

I have enclosed the following items as directed:

- Zoning Board of Appeals Variance Application
- Current property survey
- Written explanation describing the reason for the variance request
- \$300 application fee
- \$1,000 escrow deposit

The reason I am requesting this variance is because my 83-year-old mother recently became a widow and is no longer able to care for herself independently. She is now living with me, and I am doing my best to provide her with a safe and comfortable home.

Unfortunately, the home does not have a basement, and after 83 years, my mother has accumulated a significant number of personal belongings that she is understandably unwilling to part with. To accommodate her belongings while keeping the living areas of the home comfortable and usable, I purchased a premium storage shed.

Before placing the shed, I met with my neighbors to discuss its location. I have enclosed a letter from my neighbor giving his permission for the shed to be located where it is. I also made the decision to purchase a higher quality shed that would be more attractive and appropriate for the neighborhood. I am also installing crushed rock around the shed to improve its appearance and keep the area neat and well maintained.

I respectfully ask the Zoning Board to consider granting this variance. I am willing to remove the shed in the future if and when my mother is no longer living with me and it is no longer needed for her belongings.

There is another possible location on the opposite side of my home where the shed could be moved and would meet the required setback. However, after discussing this with my neighbors, I have received strong opposition to placing it in that location. As I have recently moved to the Pinckney area, I do not want to begin my relationship with my new neighbors by knowingly creating a situation that would negatively affect them.

I also understand that the survey shows another shed on the neighboring property that does not appear to meet the required 8-foot setback. I want to make clear that I have no objection to that shed. I understand that it was there before I moved into the area, and I have actually told my neighbor that I have no problem with him utilizing my property for

ingress and egress to his shed. He has been very pleasant to work with, and I want to maintain a good relationship with him and all of my neighbors.

I understand that zoning requirements are in place for a reason, and I am respectfully asking the Board to consider the circumstances surrounding my request. The shed is being used to help accommodate my elderly mother, it has been placed with consideration for the surrounding properties, and I have taken steps to make it as attractive and unobtrusive as possible.

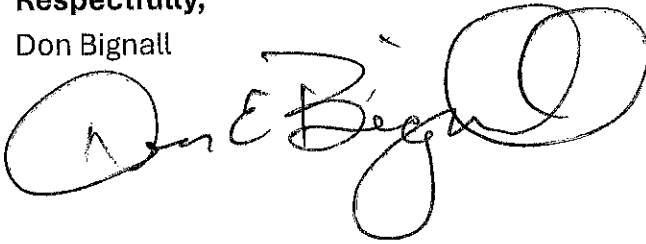
I sincerely appreciate the Board's consideration of my request and respectfully ask that you allow the variance. I am willing to comply with any reasonable conditions the Board may place on the variance.

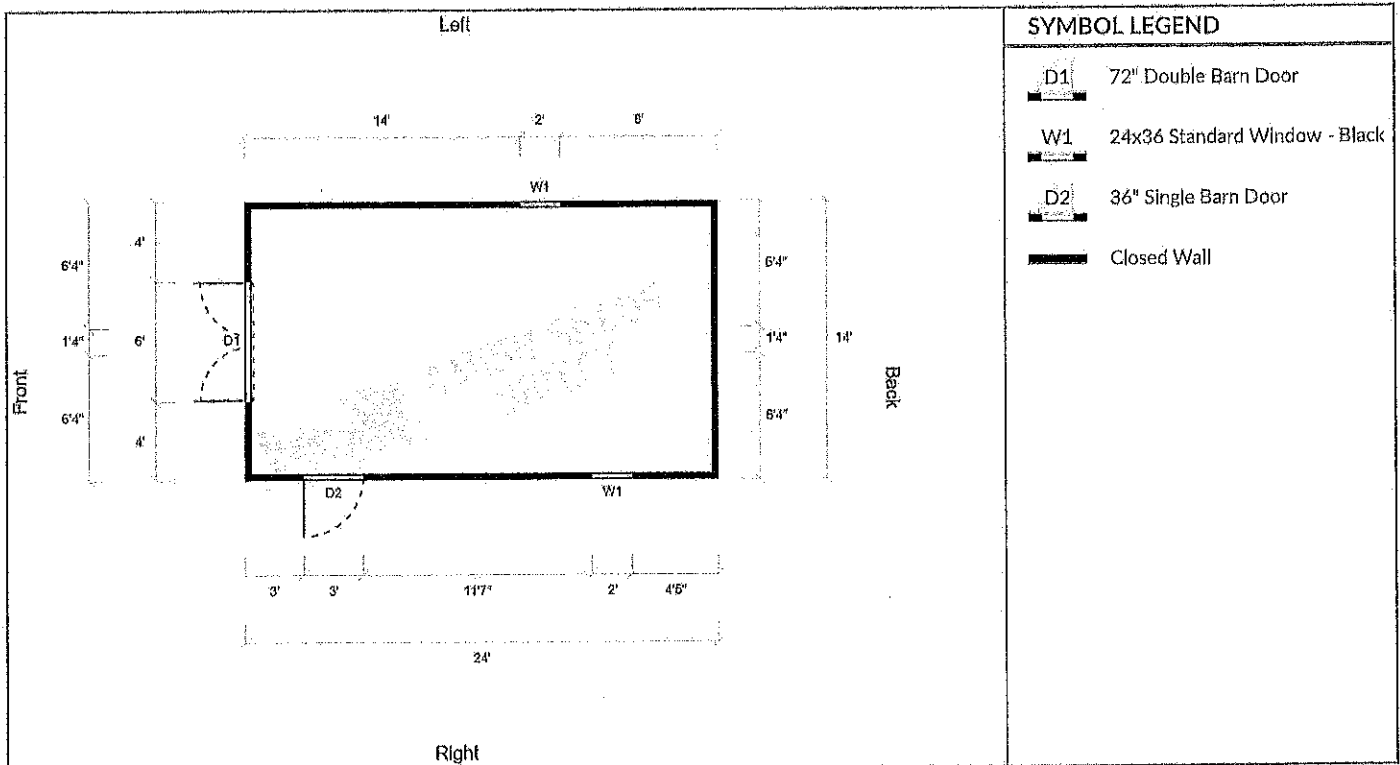
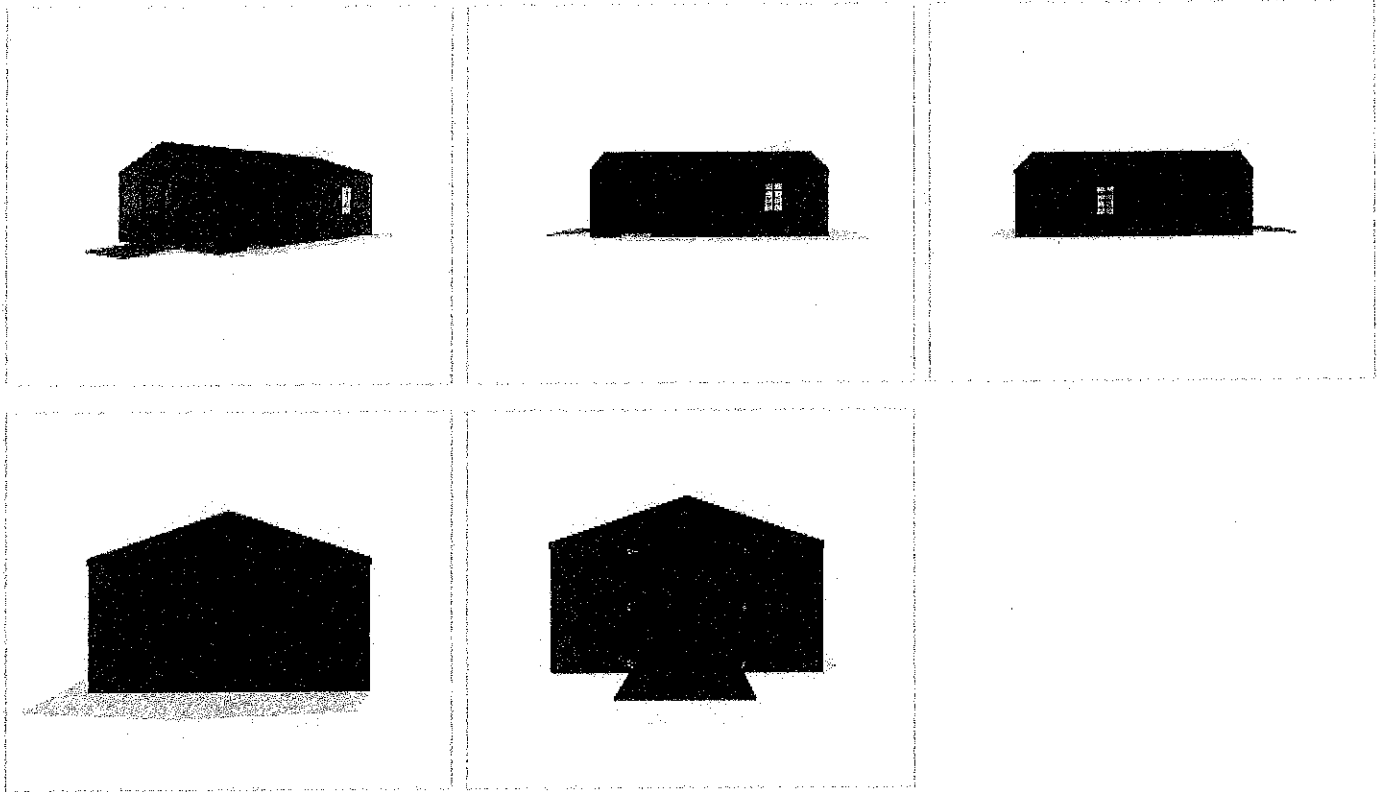
Please let me know if you need any additional information or documentation. I would be happy to provide anything else required.

Thank you for your time and consideration.

Respectfully,

Don Bignall

A handwritten signature in black ink, appearing to read "Don E. Bignall". The signature is fluid and cursive, with a large, prominent loop at the end of the last name.



Customer's Signature: _____

Date: _____

2x4 COLLAR TIES AT 48" O.C.
WOOD ROOF TRUSS AT 16" O.C.,
ALIGN TRUSS WITH STUDS BELOW
(20 LBS./SQ.FT. ROOF LOAD)
(ALL CONNECTIONS WITH METAL PLATE)

FIBERGLASS SHINGLES OR
METAL ROOF

7/16" O.S.B. ROOF SHEATHING

PRE FINISHED DRIP EDGE

PRE FINISHED METAL TRIM

DOUBLE TOP PLATE

2x4 (SPF) WALL STUD
AT 16" O.C.

7/16" O.S.B. WALL SHEATHING
WITH VINYL OR WOOD SIDING

- OR -
EXTERIOR GRADE DECORATIVE
SHEATHING

5/8" MIN. - 1" SUB FLOOR
(TYPICAL)

P.T. 2x6 (SYP) FLOOR JOIST AT
16" O.C. (TYPICAL)

P.T. 2x6 PERIMETER BAND

P.T. 4x4 (SYP) CONT. RUNNERS
(SEE PLAN)

LOOP STRAPS OVER ALL RUNNERS,
ATTACH TO ANCHOR (OPPOSITE)

C.M.U. PILLAR (BEYOND)
SOLID BEARING, HEIGHT
VARIES PER GRADE
(SEE PLAN FOR LOCATIONS)

HELICAL CONE AUGER
ANCHOR, EMBED 30" MIN. (SEE
PLAN)

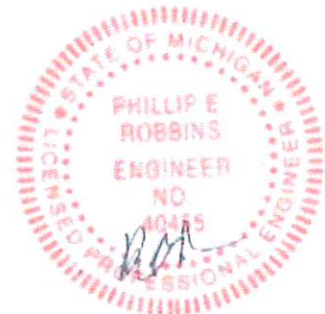
8'-0" MAXIMUM WALL HEIGHT

STRUCTURAL NOTES:

1. STRUCTURE IS DESIGNED FOR A
MAXIMUM DESIGN FLOOR LOAD OF
40 POUNDS PER SQUARE FOOT OF
(PSF) LIVE LOAD AND 10 POUNDS
PER SQUARE FOOT (PSF) DEAD
LOAD

2. ANCHOR STRAP MATERIAL SHALL
BE 1 1/4" WIDE AND 0.035 INCHES
THICK AND SHALL CONSIST OF TYPE
1, FINISH B, GRADE 1 STEEL
CONFORMING TO ASTM D 3953-97.

3. THIS DESIGN MEETS
INTERNATIONAL CODE COUNCIL
REQUIREMENTS FOR 115 MPH WIND
SPEED (MAXIMUM) AND SEISMIC
ZONE D.



11/19/2019
PER192813



BUILDING SERIES:
VINYL STANDARD, SMART SHED, PAINTED SMART SHED

SHEET NAME:
TYPICAL WALL SECTION

P.E. ROBBINS, P.E.

1777 STATE ROUTE 167
VICTORIA, IL 61485

SIZE:
SEE PLAN

SCALE:
5/8" = 1'-0"

DRAWN BY:
DOUG GAITHER

DATE DRAWN:
08.05.19

Sheds Direct

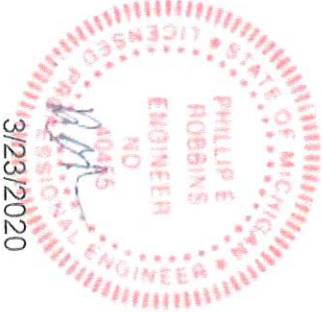
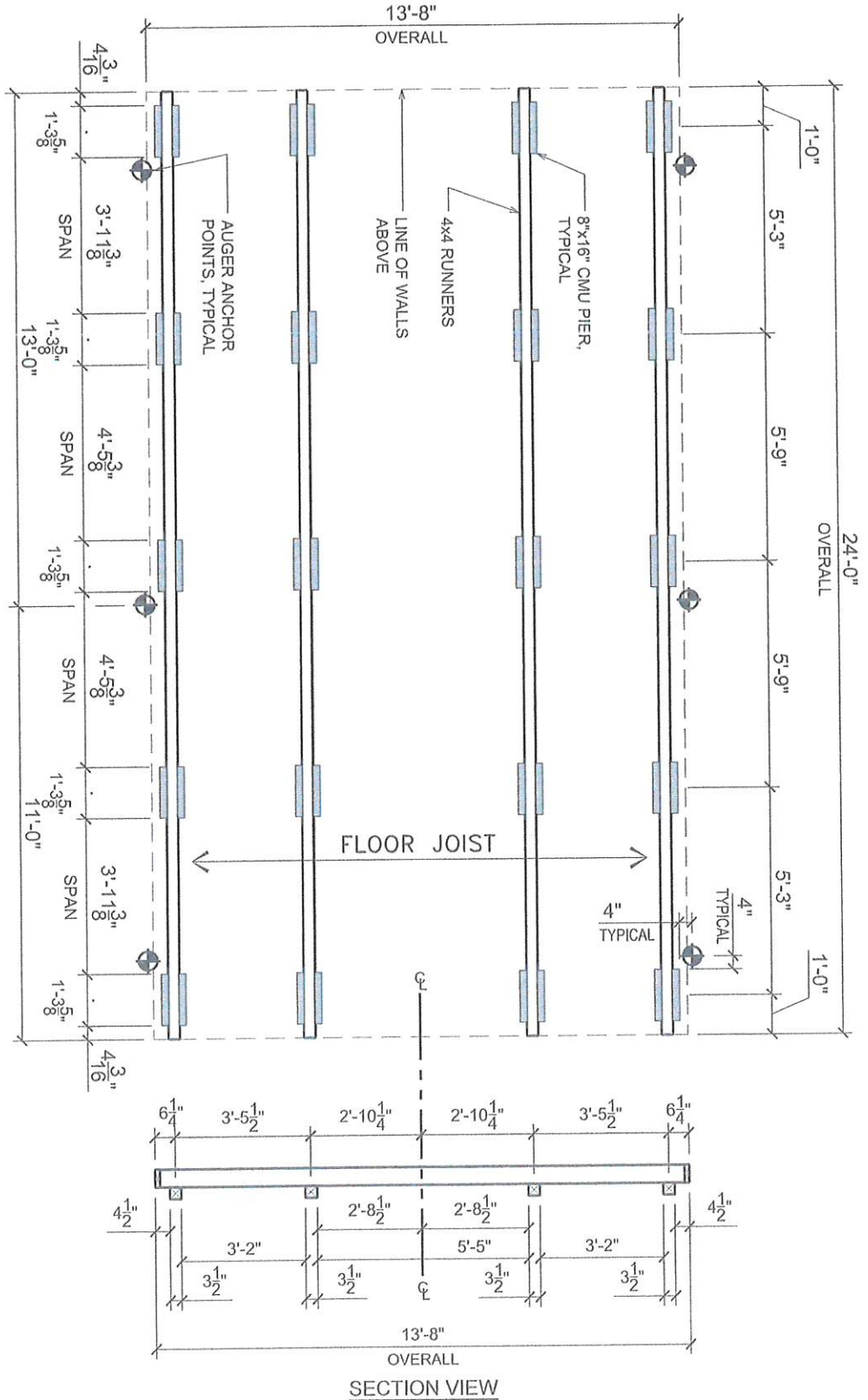


BUILDING SERIES: SEE TYPICAL WALL SECTION		SIZE: 14X24
SHEET NAME: FOUNDATION AND ANCHORING LAYOUT		SCALE: 1/4" = 1'-0"
P.E. ROBBINS, P.E.		DRAWN BY: DOUG GAITHER
1777 STATE ROUTE 167 VICTORIA, IL 61485		DATE DRAWN: 08.05.19

NOTES:
THIS DESIGN MEETS
INTERNATIONAL CODE COUNCIL
REQUIREMENTS FOR 115 MPH
WIND SPEED (MAXIMUM) AND
SEISMIC ZONE D.

PLAN VIEW

SECTION VIEW

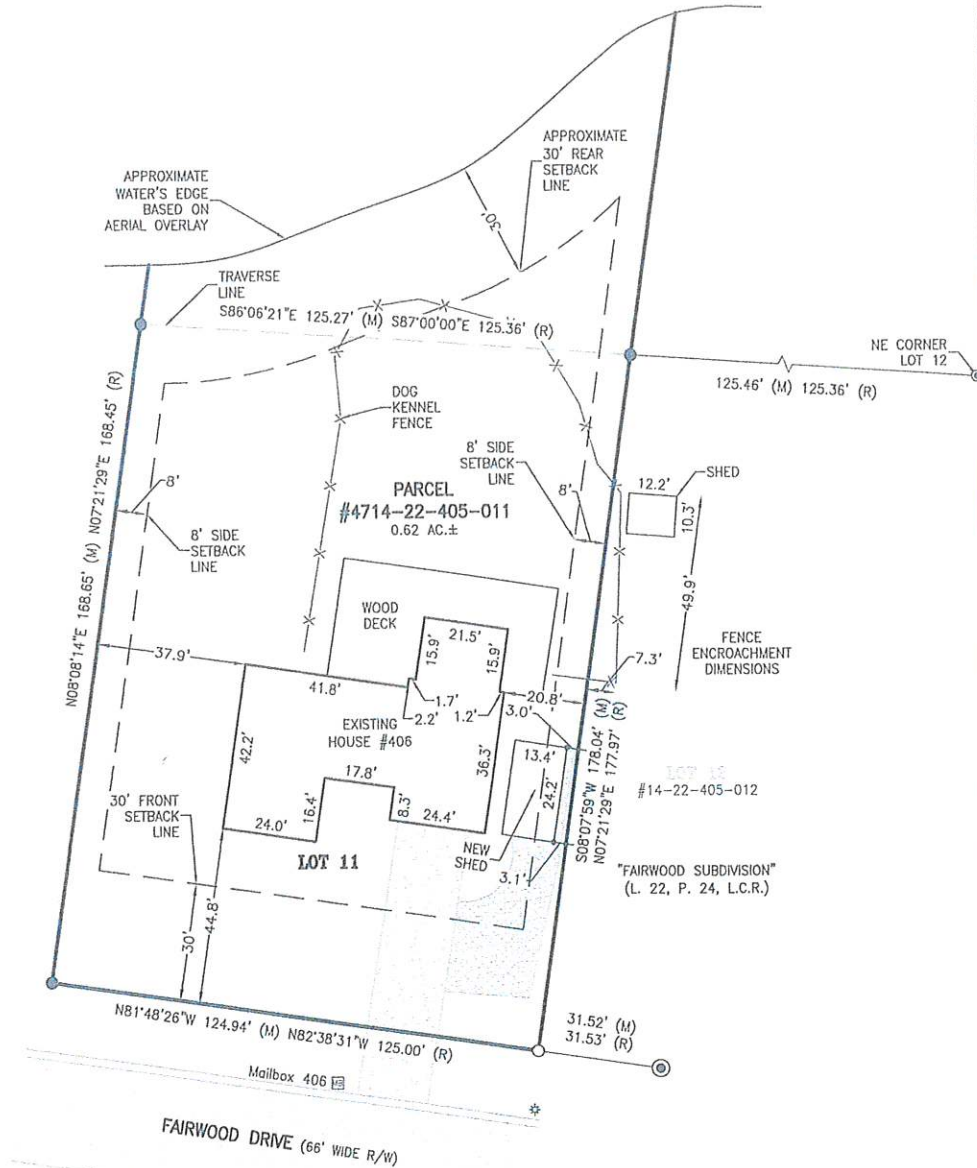
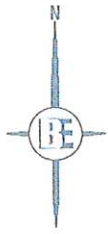


3/23/2020

Job# PER200692
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SURVEY



GENERAL SURVEY NOTES:

- RECORD BEARINGS WERE ESTABLISHED FROM "FAIRWOOD SUBDIVISION", AS RECORDED IN LIBER 22, PAGE 24, LIVINGSTON COUNTY RECORDS.
MEASURED BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

LEGEND

- ✱ LIGHT POLE
- MB MAILBOX
- L. LIBER
- P. PAGE
- L.C.R. LIVINGSTON COUNTY RECORDS
- (M&R) MEASURED AND RECORD
- ASPHALT
- CONCRETE
- GRAVEL

CURRENT ZONING: R1 (LOW DENSITY RESIDENTIAL)
MINIMUM SETBACK REQUIREMENTS:
FRONT = 30 FEET
SIDES = 8 FEET
REAR = 30 FEET
MINIMUM LOT AREA = 0.75 AC.± (WITHOUT PUBLIC SEWER)
MINIMUM LOT WIDTH = 85 FEET
MAXIMUM LOT COVERAGE = 30%
MAXIMUM BUILDING HT. = 35 FEET

DESCRIPTION:
SEC 22 T1N R4E VILLAGE OF
PINCKNEY, FAIRWOOD SUB, LOT 11

PART OF THE SE 1/4 OF SECTION 22,
T1N-R4E, VILLAGE OF PINCKNEY,
LIVINGSTON COUNTY, MICHIGAN.

CLIENT:
BIGNALL

DATE: 8-25-26

SHEET 1 OF 1

FB 711 CREW CW/PB DR. CAE CHKD.

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.
HOWELL, MI. 48943
517.546.4836 FAX 517.548.1670

LEGEND

- = STEEL ROD SET
- = STEEL ROD/PIPE FD
- = MONUMENT FOUND
- - - = FENCE
- (R) = RECORDED
- (M) = MEASURED

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.



August 20, 2026

Village Council of Pinckney
210 S. Howell Street
Pinckney, MI 48169

Subject: Ordinance Concern

To: Council Members

My new neighbor, Don Bignall, has installed a storage shed on his property at 406 Fairwood Road. Its original placement on the lot was in error and a cause of concern for nearby residents. The location was changed when the vendor later corrected it.

In the meantime the village required Mr. Bignall to meet a list of criteria concerning the shed including various permits and drawings. To the best of my knowledge he has done that. Mr. Bignall had a survey done by Boss Engineering so that property lines and setbacks could be confirmed.

A lot I own is the closest one to his new shed. And while the setback is less than the eight feet specified in the ordinance, I believe it is adequate and I have no problem with its location. I believe this to be a situation that would warrant a variation and put an end to any further concerns.

I remain hopeful that the issue can be resolved quickly and easily and I remain willing to work with my neighbors for the benefit of all.

Respectfully,

A handwritten signature in black ink, appearing to read "Thomas Read", written in a cursive style.

Thomas Read
390 Fairwood Rd.
Pinckney, MI 48169