

DATE: February 23<sup>rd</sup>, 2026

**DENIAL OF VARIANCE for the property located at 551 E. Hamburg Street, Pinckney, MI 48169, being Taxation Parcel Identification Number 4714-23-304-080, and legally described as set forth in Attachment A,**

BE IT RESOLVED that the Pinckney Board of Zoning Appeals hereby finds, with respect to the request for a variance requested by Chris Bonk of 5755 Long Pointe Drive, Howell, MI 48843, from the Village of Pinckney Zoning Ordinance, being Pinckney Code of Ordinances, Section 152.123 *Site Development Standards*; Subsection (C) *Yards and setbacks*; Paragraph (2) *Side yard*; as to the minimum side yard between the renovated apartment building and the proposed lot line for the property located at 551 E. Hamburg Street, Pinckney, MI 48169, being Taxation Parcel Identification Number 4714-23-304-080, and legally described as set forth in Attachment A, as follows:

1. That requested variance is not necessary, as the property does not exhibit unique physical characteristics and is subject to conditions common to other properties within the area.
2. The proposed side yard setback does not meet the minimum requirement of the Multi-Family Residential (R4) Zoning District, and the property can be reasonably utilized without the requested deviation.
3. Granting the variance may create an undue burden on adjacent properties.
4. The location and configuration of the site are not unique and reflect conditions generally applicable to R4 District properties that comply with minimum yard setbacks.
5. The claimed need of the side yard setback deviation is self-created, as it results from the petitioner’s proposal to modify an existing non-conforming building.
6. The Petitioner has failed to demonstrate that strict compliance with the minimum side yard setback requirement would result in undue hardship or practical difficulties.
7. Granting the variance would be injurious to the public welfare of nearby properties, would be inconsistent with the general purposes and intent of the Pinckney Zoning Ordinance, and would perpetuate nonconforming conditions on the property.

BE IT FURTHER RESOLVED, that based on the aforementioned findings, the Petitioner's request for a side yard variance is hereby denied.

