

DATE: February 23rd, 2026

GRANTING VARIANCE WITH CONDITIONS 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 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. A practical difficulty exists that justifies flexibility from the strict application of the Zoning Ordinance due to the unique physical conditions of the property and the nature of the request. The project involves the adaptive reuse of an existing nonconforming building and site, where buildable space is constrained by the placement and configuration of existing structures. These conditions are unique to the property and are not related to the applicant's personal circumstances.

The proposed separation between buildings occurs at the location of an existing chimney, mechanical equipment, and a basement stairway. While the chimney is removed, the stairway width is regulated by building code, limiting the extent to which the structure can be modified. As a result of these structural constraints, a total separation distance of 11 feet can be achieved between the two detached buildings. The proposed lot split places the interior lot line 5 feet from the east wall of the new apartment building and 6 feet from the west wall of the duplex. This configuration allows the duplex to meet the R4 side yard requirements and necessitates a side yard variance for the apartment building from 6 feet to 5 feet.

- 2. Denial of the requested variance would deprive the owner of reasonable use of the property and would constitute more than a mere inconvenience or inability to achieve a higher financial return. Granting the variance allows for a viable and reasonable use of the property by enabling modifications that remain consistent with the intent of the zoning district. Strict adherence to the R4 side yard requirement would impose unnecessary hardship due to the existing building placement.
- 3. Granting the variance will result in substantial justice, as it allows for the rehabilitation of a long-vacant building into active residential use. This redevelopment provides clear public benefits, including reinvestment in the property, an expanded tax base, and improved neighborhood conditions.
- 4. The granting of the variance is not contrary to the public interest, does not violate the intent of the Zoning Ordinance, and is supported by the Master Plan which encourages the reuse of vacant, nonconforming buildings. Rehabilitation of the former church building will enhance surrounding property values and improve the northern gateway into the Village. The project brings the site into substantial compliance with current ordinance requirements related to building appearance, landscaping, and long-term maintenance.

The requested variance is consistent with the intent of the R4 District to promote safe, high-quality residential environments and supports the Master Plan's objectives by encouraging redevelopment of vacant properties and adaptive reuse of existing buildings. The resulting improvements will positively benefit surrounding properties and the community as a whole.

- 5. Granting the variance does not constitute a special privilege. The request is unique to the property, represents the minimum deviation necessary, and allows the continued use of the existing building. It does not grant the applicant an advantage inconsistent with other properties within the district.

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1. The variance shall apply only to this specific property.
2. The variance shall be valid only upon approval of the proposed lot split by the Planning Commission and the Village Council.
3. All site improvements shall be installed in strict accordance with the plans and specifications submitted with the variance request and as approved through the site plan review by the Planning Commission.
4. The Construction must begin within _____ months of the variance granting, and project is to be completed by _____ months of groundbreaking.
5. _____

EFFECTIVE DATE:

This Resolution shall become effective upon its adoption by the Pickney Village Council and publication in accordance with applicable law.

X

Jeffrey A Buerman
President Village of Pinckney

X

Andrea McCall
Clerk Village of Pinckney

Village Council Member _____ offered the foregoing Resolution and moved its adoption. The motion was seconded by Village Council Member _____, and upon being put to a vote, the vote was as follows:

Jeffrey A Buerman, President	_____
Justin Bierman – President Pro-temp	_____
Stacy Conquest, Trustee	_____
Rob Coppersmith, Trustee	_____
Keri Hochertz, Trustee	_____
Nick Kane, Trustee	_____
Jo Self, Trustee	_____

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The President thereupon declared this Resolution approved and adopted by the Village of Council of the Village of Pinckney this 23rd day of February, 2026.

I hereby certify that the foregoing constitutes a true and complete copy Resolution No. _____ adopted by the Village Council of the Village of Pinckney, County of Livingston, Michigan at a regular meeting held on Monday February 23rd, 2026.

X

Andrea McCall
Village Clerk