

HAMPTON CHARTER TOWNSHIP

ZONING BOARD OF APPEALS NOTICE

RUTH NOBLE – CHAIRPERSON

ANTHONY BREY

KIMBERLY SPYHALSKI – VICE CHAIRPERSON

STEVEN WISNIEWSKI

CRAIG HOWELL - SECRETARY

TO: Property owners and residents of the Charter Township of Hampton:

PLEASE TAKE NOTICE that the Charter Township of Hampton Zoning Board of Appeals will conduct a public hearing on Thursday, June 20, 2024, at 7:00 p.m., in the meeting room of the Hampton Township Hall, located at 801 W. Center Avenue, Essexville, Michigan 48732, to consider the request of David Overholt for three (3) variances on a parcel of property commonly referred to as 744 E. Warner Road, Essexville, Michigan, having parcel number 070-057-100-060-00 for variances from the Township Zoning Ordinance. The property in question is zoned agricultural and is 1.01 acres in size. Agriculturally zoned property is entitled to have residential accessory buildings on residential lots, however, due to the uniqueness of this particular piece of property, the applicant, David Overholt, of 744 E. Warner Road, Essexville, Michigan, believes that there is no other conforming location to place his accessory building. For those reasons, he is requesting a variance to footnote or condition 2 of Table 1 found on page 3-34 of Ordinance 67, which is the Charter Township of Hampton Zoning Ordinance which precludes and prohibits residential accessory buildings in a front yard. This property is on the corner of Warner and Callahan and therefore would have two front yard setbacks required.

The second variance requested is to be less than fifty (50) feet from the center of the road, which may not be needed since the side yard or rear yard setback is either ten (10) or twenty (20) feet, depending on the sidewall of the structure. Since residential accessory structures are not permitted in the front yard, there is no front yard setback required by the Table. This, however, would be on a thirty-three (33) foot road right of way and being less than fifty (50) feet as depicted in the application and photograph attached thereto, the accessory building would only be forty-four (44) feet from the center of the road, which would not be compliant for a front yard setback for a principal structure.

The third variance requested is to allow non-compliance with Table 1 to have setback from the principal building, nine (9) feet in lieu of the required twenty (20) feet required due to the fact that any further separation from the principal building to the accessory building would intrude the building closer to the road right of way.

You are welcome to attend the hearing and express your views or you may have others represent you at the hearing. You further may deliver written comments to be received by the Zoning Board of Appeals and the Application and supporting documentation is available for inspection at the offices of the Township Clerk, Monday through Friday, 9:00 to 11:30 a.m., or 1:30 to 3:00 p.m., excluding holidays. All written comments must be received prior to the date of the hearing.

Pursuant to the ADA, individuals with disabilities may request aid/services within a reasonable time period to participate in the hearing. Contact the Charter Township of Hampton by writing: Jordan Leyba, Charter Township of Hampton, 801 W. Center Ave., Essexville, Michigan 48732 or by calling 989-893-7541.

Ruth Noble, Chairperson
Zoning Board of Appeals