

**February 13, 2024**

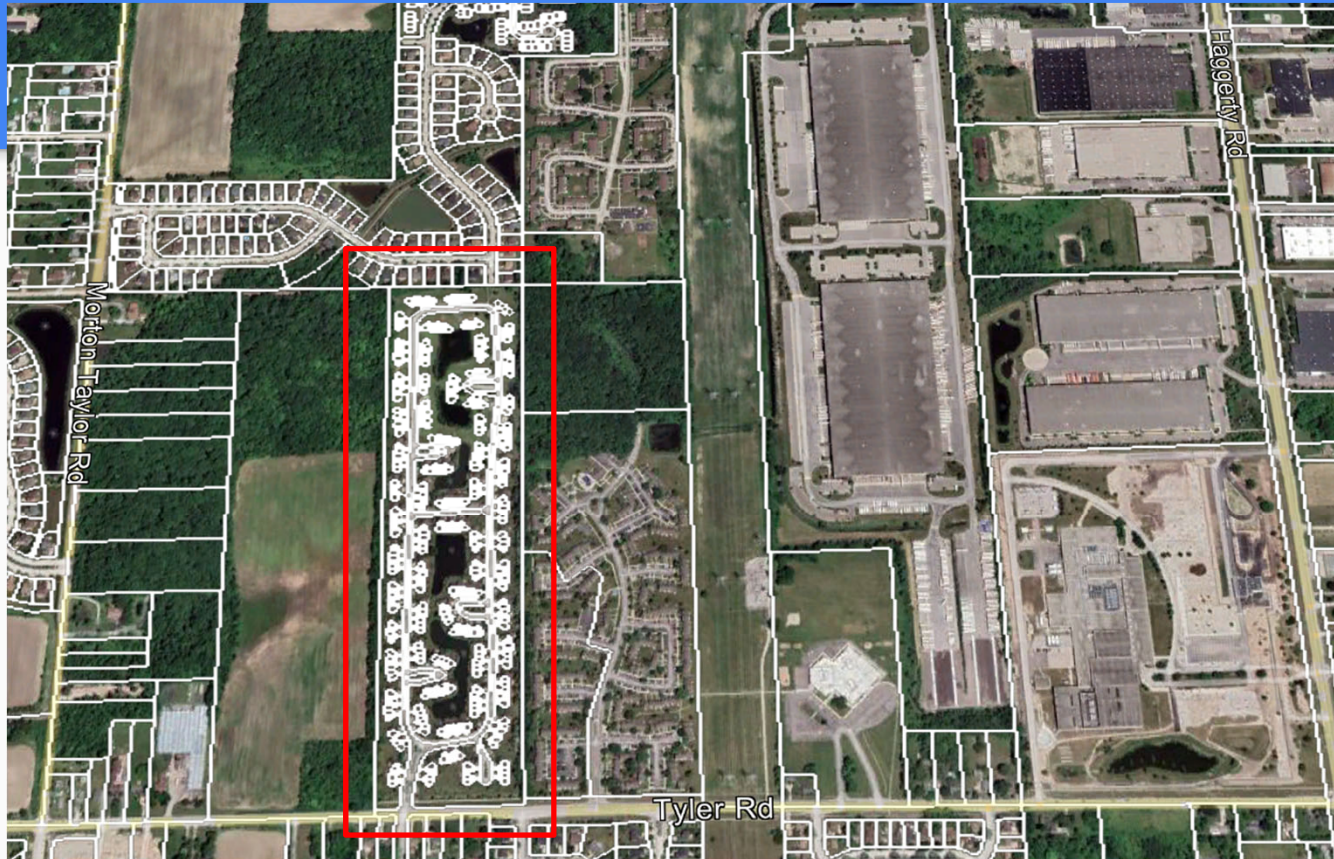
**Van Buren Township Board of Zoning Appeals Meeting**



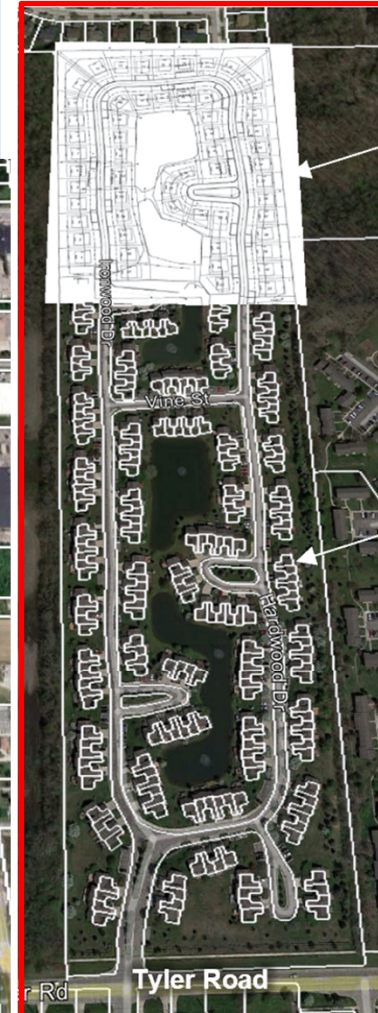
**VAN BUREN**  
CHARTER TOWNSHIP

**Variance Request: Case 23-074**  
**Hickory Woods Phase II – Dimensional (Front Yard Setback)**  
**Variance Request**

# Site Location: Area Context



## Location



Proposed  
Hickory  
Woods  
Detached  
Unit  
Development

Existing  
Hickory  
Woods  
Development



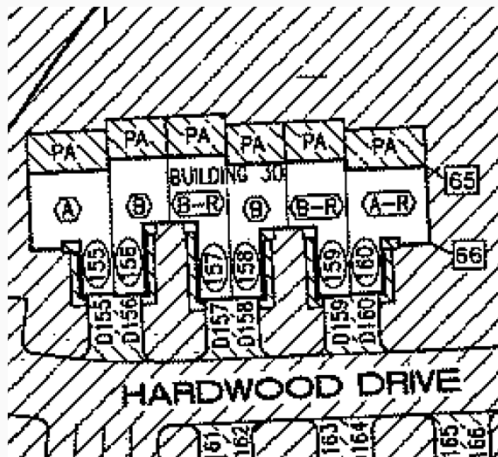
## Site Location: Area Context



# Condominium vs. Site Condominium Lot Configuration

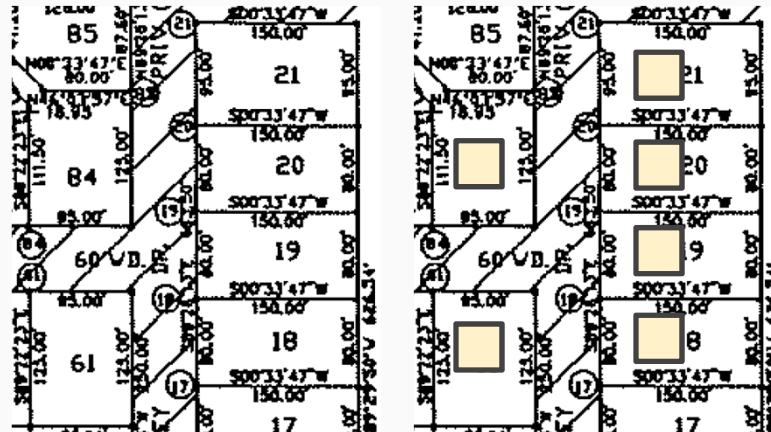
## Condominium:

- Roads are General Common Elements
- Easements for Public Utilities
- No specific easement around Private Road



## Site Condominium:

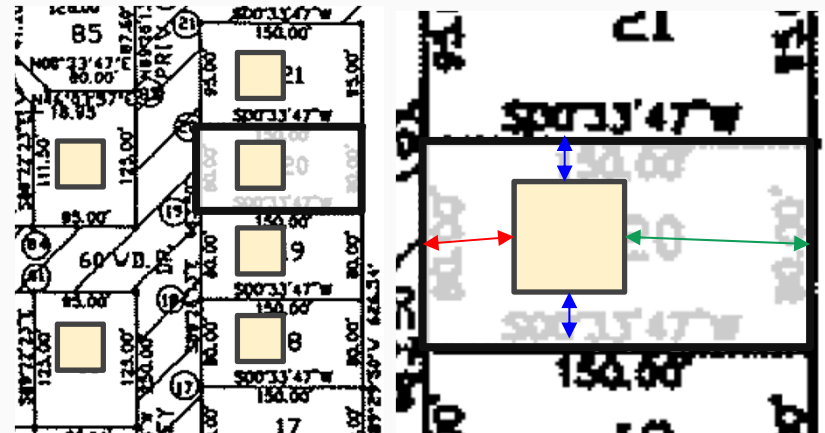
- Roads are General Common Elements
- Easements for Public Utilities
- Easement / Right-of-Way (ROW) around Private Road
- ROW Boundary Creates Unit ("Lot") Boundary Lines



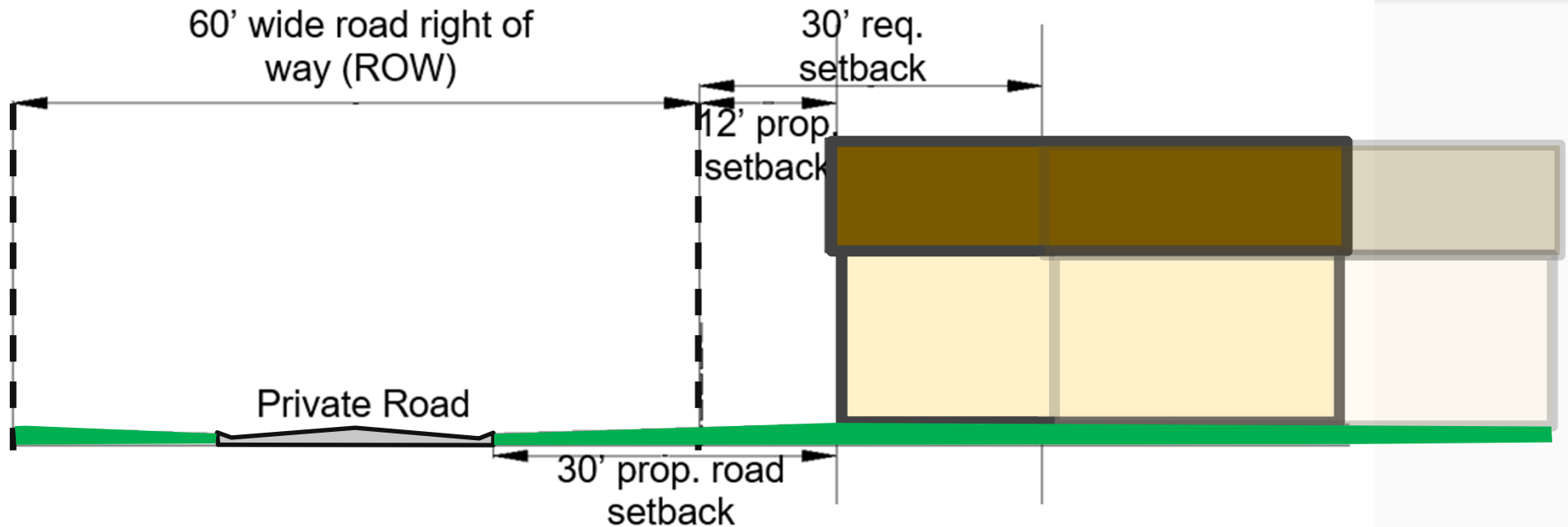
# Condominium vs. Site Condominium Lot Configuration

Setbacks Required for Detached Single-Family Homes in the RM Zoning District per Ordinance 10-06-20(1) / Section 3.107(E):

- 30' Front
- 35' Rear for "Edge" lots and 25' Rear for "Interior" lots
- 10' one side / 20' combined for "Edge" lots, 5' one side / 15' combined for "Interior" lots



# Setback Request for Hickory Woods II Illustrated

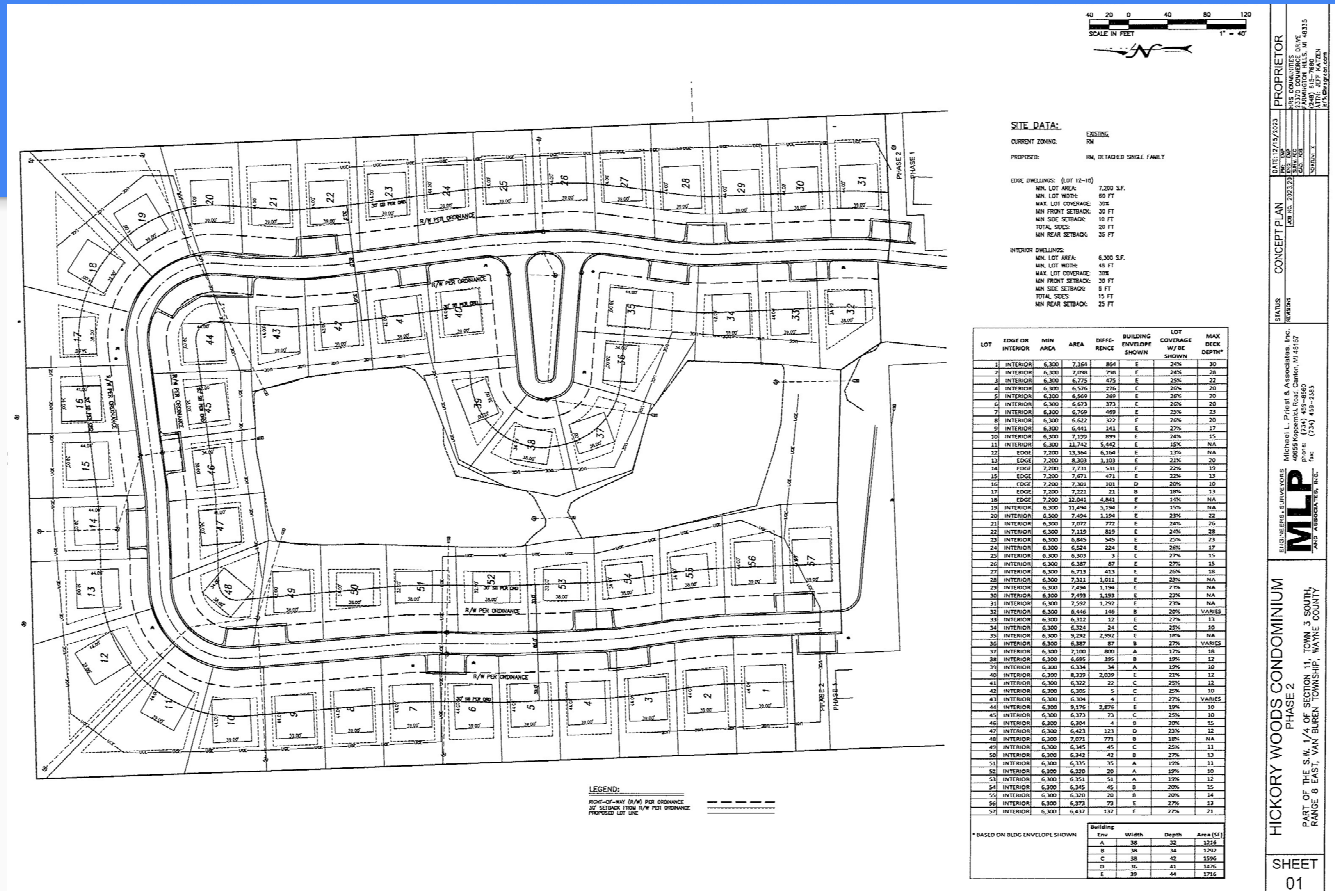


## Comparison with Existing Hickory Woods Condominiums





# Site Plan



# Preliminary Architectural Submittals and other Applicant Materials

**Narrative:** Refer to packet.

**Architectural Elevations** submitted for Planning Commission review at 11/8/2023  
Meeting: Excerpts shown below.



**Variance Request: Case 23-074**  
**Hickory Woods Phase II – Dimensional (Front Yard Setback)**  
**Variance Request**

**Comments from Planning Commission Prelim. Discussion –  
11/8/2023 Regular Meeting**

- Architectural quality, particularly with garages
- Connectivity between project phases
- Open space
- Capacity of existing storm water infrastructure
- Feasibility of road relocation

**Variance Request: Case 23-074**  
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**Comments from Resident(s)**

Refer to comments received during public hearing

Refer to comments in packet

**Variance Request: Case 23-074**  
**Hickory Woods Phase II – Dimensional (Front Yard Setback)**  
**Variance Request**

**Refer to Planning Consultant's Report dated 1/28/2024**

**Practical Difficulty Findings**

- Strict compliance with area, setbacks, frontage, height, bulk or density **would** / *would not* unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons **because** \_\_\_\_\_
- A variance **would** / *would not* do substantial justice to the applicant, as well as to other property owners in the district, (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more consistent with just to others) because \_\_\_\_\_
- Plight of the owner **is** / *is not* due to the unique circumstances of the property because \_\_\_\_\_
- The problem *is* / **is not** self-created because \_\_\_\_\_



## **Variance Request: Case 23-074 Hickory Woods Phase II – Dimensional (Front Yard Setback) Variance Request**

### **Refer to Planning Consultant's Report dated 1/28/2024**

#### **Standards of Approval Findings**

- That the proposed appeal or variance is related to the valid exercise of the police power and purposes which are affected by the proposed use or activity;
- The proposed appeal or variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets;
- Will not increase the hazard of fire or flood or endanger the public safety;
- Will not unreasonably diminish or impair established property values within the surrounding area;
- Will not in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the Township;
- Will not alter the essential character of the neighborhood; and
- Is necessary to meet the intent and purpose of the zoning regulations; is related to the standards established in the Ordinance for the land use or activity under consideration, and is necessary to ensure compliance with those standards.

# Bylaws Discussion

**Refer to Packet**