

NOTICE OF PUBLIC HEARING
Keweenaw County Zoning Board of Appeals

The Keweenaw County Zoning Board of Appeals will meet at 4:00 PM on Thursday September 24, 2020 at the Keweenaw County Courthouse 5095 Fourth Street Eagle River Michigan. The ZBA will review and take public comment on a dimensional Zoning Variance Request on the following property:

Property Owner/Applicant: Public Schools of C-L-K
Contact: 906-337-0311
Property Address: 110 Stanton Avenue, Mohawk,
Parcel Number 42-101-27-300-015
Zoning: R1-A
Request: A variance to construct a 4' x 14' School Sign

A copy of the complete application package is available on the County Website, <http://keweenawcountyonline.org/index.php>

The public may appear at the hearing in person or by counsel, be heard and submit evidence and written comments with respect to the application. Written comments will be received until 4:00 PM Friday September 18th at the County Courthouse at 5095 Fourth Street Eagle River. ADA access will be accommodated by closed circuit TV.

Ann Gasperich, Zoning Administrator

Keweenaw County
Zoning Board of Appeals Staff Report
September 4, 2020
2020-VAR-02
42-101-27-300-015

Meeting Date: September 24, 2020 at 4:00 PM

Subject: Sign Size Variance Application

Attachments:

Staff Report
Application Package
Site Plan

GENERAL INFORMATION

Property Owner & Petitioner

Public Schools of Calumet, Laurium, and Keweenaw

Requested Action and Purpose

Variance from the size requirement for a sign in R-1, Governmental Sign set at Fifty (50) Feet.

Location and Existing Zoning

110 Stanton Avenue, R-1

Size and Existing Land Use

2.5+ Acres, Residential, School

Surrounding Land Use and Zoning

North, South, & West – Single Family Residence zoned R1B
East – County Garage & Rockpile zones AG

Applicable Regulations

Article 16, Section 16.4 Governmental Signs allowed up to fifty (50) feet. Page 16-3,
Size request is 56 Square feet plus foundation.

Frontage

School fronted on all sides by streets.

Physical Characteristics

Placement of sign is to be in the South West Corner of the lot, set back from the streets
an equal distance for optimum visibility.

Summary

The petitioner requests a variance from the 50' as defined in the ordinance. The size of
the sign is just over the administrative waiver of 10%.

Ann Gasperich
Zoning Administrator

Ann Gasperich
Zoning Administrator



KEWEENAW COUNTY ZONING BOARD OF APPEALS PUBLIC HEARING REQUEST

Fee: \$350.00 for a special meeting and public hearing
\$250.00 for a regular meeting and public hearing

| | | | | | | | |
|--|--|--------------------|--------------------------|---|--|--------------------|--------------------------|
| Date <u>8-20-20</u> | | Parcel ID Number | | ALL INFORMATION IS REQUIRED | | | |
| Property Owner(s) Name <u>Public Schools of C-L-K</u> | | | | Applicant(s) Name <u>Chris Davidson</u> | | | |
| Mailing Address <u>57070 Mine St.</u> | | | | Mailing Address Same <u>57070 Mine St.</u> | | | |
| City <u>Calumet</u> | | State <u>MI</u> | Zip Code <u>49913</u> | City <u>Calumet</u> | | State <u>MI</u> | Zip Code <u>49913</u> |
| Day Phone <u>906-337-0311</u> | | Evening Phone | | Day Phone <u>906-337-0311</u> | | Evening Phone | |

THIS APPLICATION MUST BE SIGNED BY THE PROPERTY OWNER(S) OR THE OWNER(S) MAY PROVIDE A LETTER AUTHORIZING THE APPLICANT TO ACT ON THEIR BEHALF.

| | | | | | |
|--|--|--|--|--------------------------|--|
| Current Zoning of Property | | Property Address <u>210 Stanton Ave Mohawk, MI</u> | | Total Acreage single lot | |
| Location of Property: <u>Stanton Ave</u> Road | | Between <u>7th</u> and <u>Cliff</u> and <u>Third</u> Road | | | |

| | |
|--|---|
| <p style="text-align: center;"><u>Type of Request</u></p> <input checked="" type="checkbox"/> A variance of a requirement of the Zoning Ordinance <input type="checkbox"/> A review of an administrative decision <input type="checkbox"/> An appeal of a special approval denial <input type="checkbox"/> An interpretation of the Zoning Ordinance text <input type="checkbox"/> An interpretation of the Zoning Map | <p>Article and/or Section of the Zoning Ordinance being appealed</p> Article _____ Section _____ Subsection _____ |
|--|---|

Variance requested (The difference between what is required and what is proposed)

Requesting variance for a 4' x 14' school sign already constructed and donated to school

In order for a variance to be granted, applicant must demonstrate a hardship or practical difficulty pursuant to the Keweenaw County Zoning Ordinance. Describe the reason(s) for seeking this variance. Please see the attached documents.

Through a very large donation Horizons School has been able to construct outdoor learning space, garden, and general beautification. The donation included the new school sign.

A COMPLETE SITE PLAN CONTAINING ALL OF THE APPLICABLE DATA OUTLINED IN THE KEWEENAW COUNTY ZONING ORDINANCE MUST ACCOMPANY THIS APPLICATION.

I certify the information on and accompanying this application to be complete, true and correct under penalty of perjury by the laws of the State of Michigan. I also hereby grant permission for members of the Planning Commission, Zoning Board of Appeals and county staff to enter the above described property for the purpose of gathering information related to this application.

Authorized Signature(s) & Date (Letter of authorization required if other than property owner): [Signature]

DO NOT WRITE BELOW THIS LINE - KEWEENAW COUNTY USE ONLY

| | | | |
|---------------------------------------|----------------------------------|----------------|-----------------------------------|
| Date Received <u>8/24/2020</u> | Application Fee <u>350.00</u> | Receipt Number | Case Number <u>2020 VAR 02</u> |
| Zoning Administrator Signature & Date | | | |

| | | | |
|---|---|---|-------|
| Publication Date <u>Sept 9, 2020</u> | Date Notices Mailed <u>8/24/2020</u> | Public Hearing Date <u>Sept 24, 2020</u> | Other |
|---|---|---|-------|

Supplemental Information
Zoning Board of Appeals Case No. _____

Please answer each of the following questions which correspond to the findings required for variance approval. The responses will be used by the Zoning Board of Appeals in its review of this case. The case will be heard whether or not the questions are completely answered. It is to **your advantage** to provide as detailed and complete a response to each question since it is your responsibility to provide information on each of the approval standards.

1. Why would strict compliance with the applicable Zoning Ordinance Standard(s) prevent the owner from using the property for a permitted purpose or be unnecessarily burdensome?

The sign has been constructed and damaged. We do not have the school funds available to construct a new sign to replace this one.

2. How will the requested variance ensure substantial justice (fairness) to both the applicant as well as other property owners?

This is a typical school sign. I do not believe the size of it will insight any injustice with other property owners.

3. Why would a lesser variance that would be more fair to other property owners **not** give substantial relief to the applicant?

In this case, the sign is made and paid for by a private donor. To construct a new sign within the lesser variance would negatively impact school finances and possibly tarnish relationships with the private donor.

4. What is unique about the property that is different from other properties in the area or the same zoning district?

It is the only public school building in southern Kewaunee County.

5. Explain why the requested variance is not due to the actions of the applicant, owner, or their predecessors.

If we had known of the ~~sign~~ zoning restrictions we would have worked within them. In this case the donor and sign company proceeded with the sign not knowing the existing zoning ordinance.

Signed: _____

Printed Name: _____

Christopher M. Davidson

This form **must be submitted** along with the application form, plans, and fee. Applications which do not include this form will **not** be accepted.



14 ft

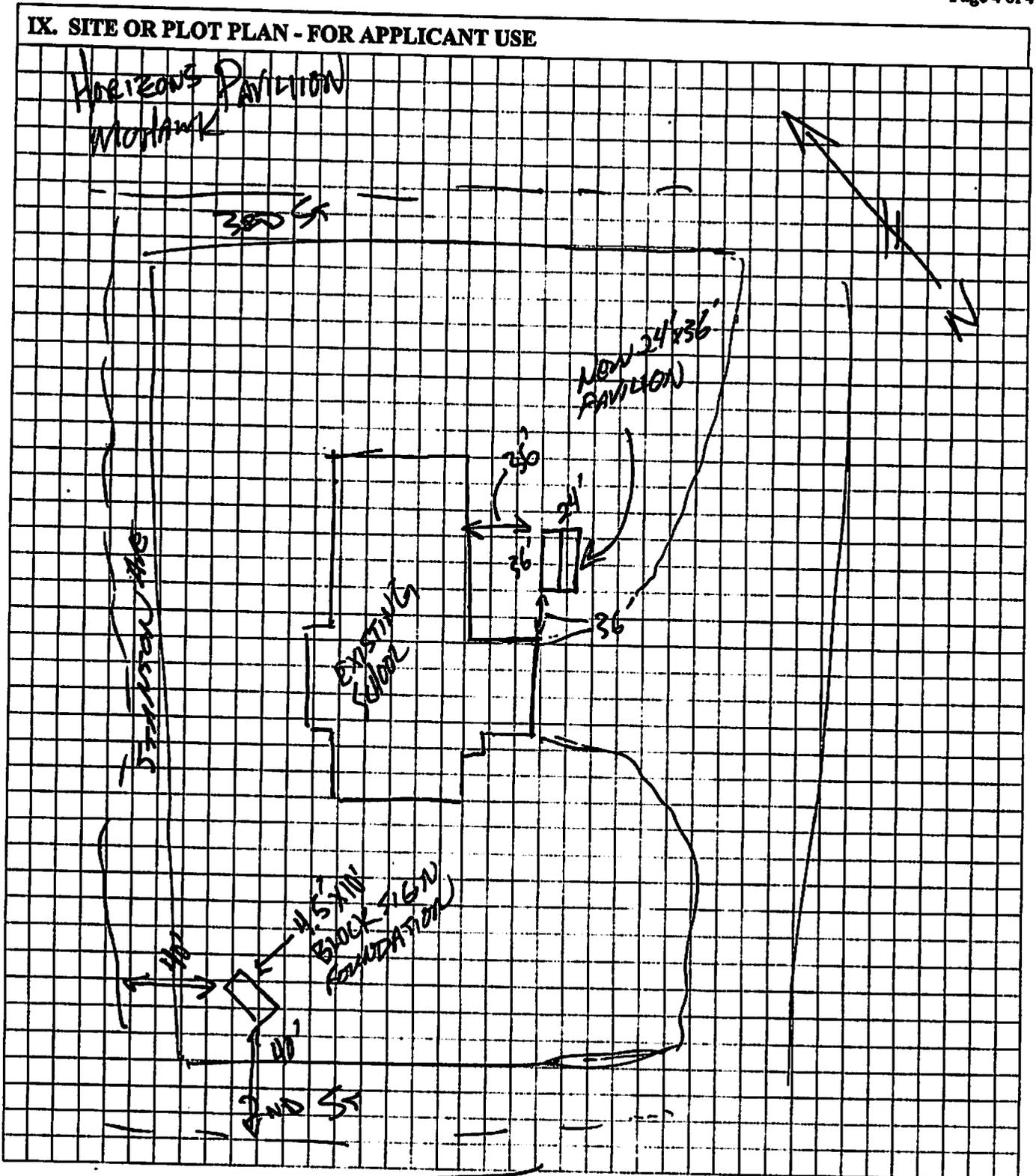


4 ft



APPLICATION FOR BUILDING PERMIT AND PLAN EXAMINATION

IX. SITE OR PLOT PLAN - FOR APPLICANT USE



Expiration of Permit: A permit remains valid as long as work is progressing, and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work. A PERMIT WILL BE CLOSED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN 180 DAYS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CLOSED PERMITS CANNOT BE REFUNDED. THE CHARGE TO RE-OPEN A CLOSED PERMIT IS \$100.00.