



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

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|---|--|-------------------------------|-------------------|--|--|-----------------------|
| Date 09/05/23 | Parcel ID Number 42-302--52-000-023 | | | ALL INFORMATION IS REQUIRED | | |
| Property Owner(s) Name Jean & Brian Fettig | | | | Applicant(s) Name Jean & Brian Fettig | | |
| Mailing Address 16218 Horoscope Rd | | | | Mailing Address Same | | |
| City Pelkie | | State MI | Zip Code 49958 | City | | State Zip Code |
| Day Phone 906.369.2786 | | Evening Phone 906.369.2786 | | Day Phone same | | Evening Phone same |

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.

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| Current Zoning of Property RRB | Property Address 5748 Gay-Lac La Belle Rd | Total Acreage <u>single</u> lot less than 1 acre |
| Location of Property: 5748 Gay-Lac La Belle Rd, lakeside Road | | Between X th and and Bete Grise Rd and Montgomery Pt Rd Road |

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|--|---|
| Type of Request <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 | Article and/or Section of the Zoning Ordinance being appealed Article <u>V</u> VII Section <u>table 5-1</u> 7.9 Subsection <u>7.9.2</u> |
|--|---|

Variance requested (The difference between what is required and what is proposed)
To allow for permitted accessory structure of a residential detached garage 20'x24': requesting set back to 2ft from the Public Right of Way (ROW) on southside, set back to 9ft from 10ft on primary structure's southwest corner and set back to 4ft from westside side property line.

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.

Challenge of property use for placement of permitted purpose of residential detached garage due to 100ft right-of-way locations of septic tank & mound, well & water line, buried power lines and existing primary structure. Minimal variances requested to locate structure on the property for use. See attached documents.

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

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|---|--|
| <i>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.</i> | |
| Authorized Signature(s) & Date (Letter of authorization required if other than property owner): | |

DO NOT WRITE BELOW THIS LINE -KEWEENAW COUNTY USE ONLY

| | | | |
|---------------------------------------|---------------------|---------------------|-------------|
| Date Received | Application Fee | Receipt Number | Case Number |
| Zoning Administrator Signature & Date | | | |
| Publication Date | Date Notices Mailed | Public Hearing Date | 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?

Challenges due to 100ft right-of-way, existing primary structure, septic, well & water line all limit buildable property space and current zoning regulations would prohibit us from placing a garage of 20'x24' to provide much needed storage and not cut off our only approach to our waterfront by having access doors on both north and southside of structure. Structure cannot be set back further north due to well, water line, major tree line and making it closer than 9' to primary structure, nor to east due to buried power line and again placing it closer than 9' to the primary structure.

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

Proposed structure would be minimal in size 20'x24' to park one full size pickup and allow much needed storage space below and above. This would provide safe, enclosed parking in inclement weather from roadside and allow additional parking space on eastside of structure where power lines are buried. The structure does not in any way interfere with another property owner nor impede road operations on Gay-Lac La Belle Rd as no structure will project over the vertical plane of the property line/ROW. Many existing garages in this area are placed within the setback of the ROW property line.

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

This does not seem to apply to this situation as garage size and location would fit in with existing neighboring structures of same nature and not stand out, but without variances would not be able to construct. Other property owners will not be impacted by this structure and it will not interfere with any road operations.

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

Along with a 100ft ROW we have the additional limitations of a 75' waterline setback, an existing primary structure, septic, well & water line locations, and buried power cables that limit buildable space for the proposed detached garage construction without requesting minimal variances of setbacks.

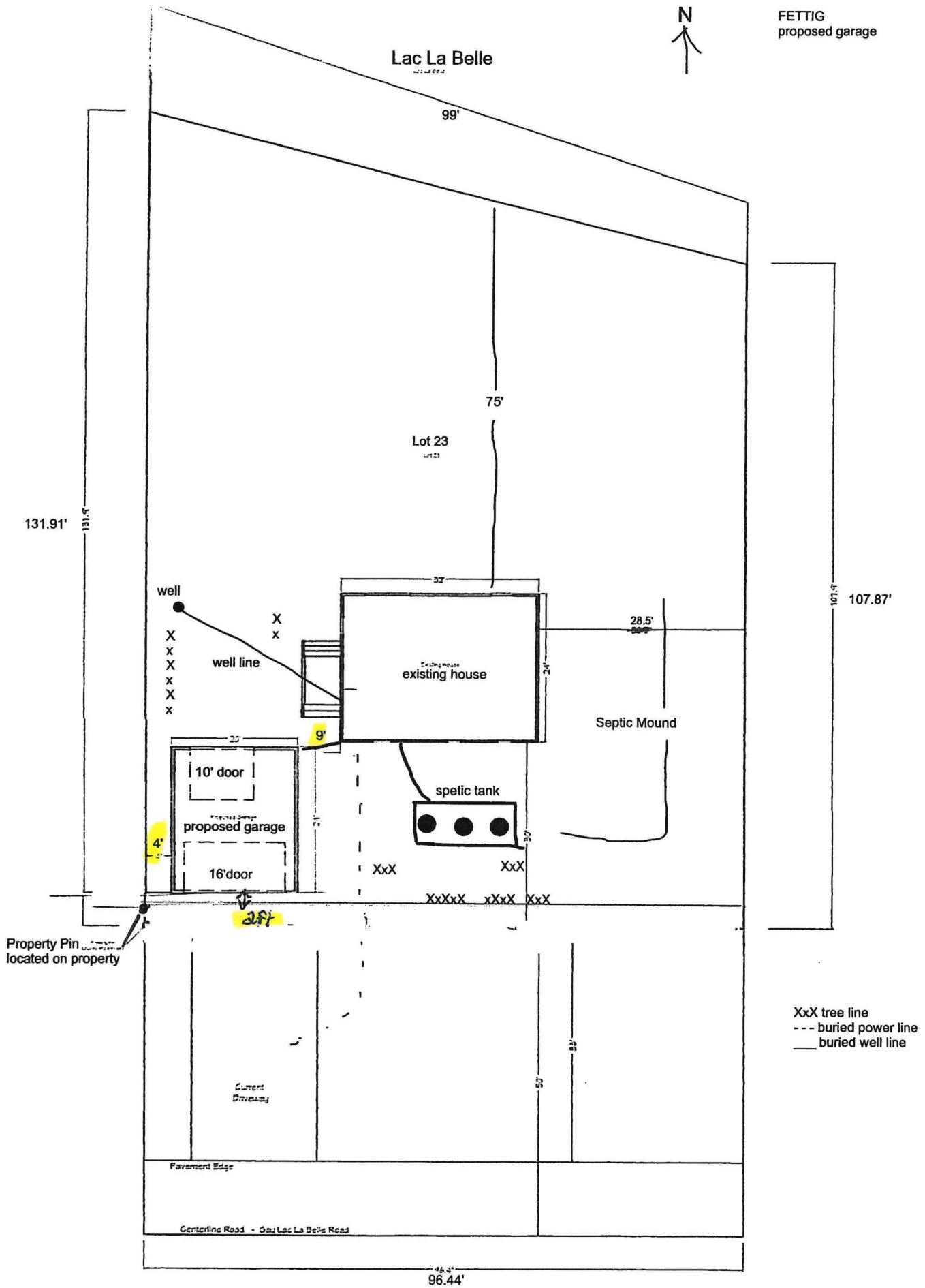
5. Explain why the requested variance is not due to the actions of the applicant, owner, or their predecessors.

There has been no action of the applicant, homeowner or predecessors that would affect this variance.

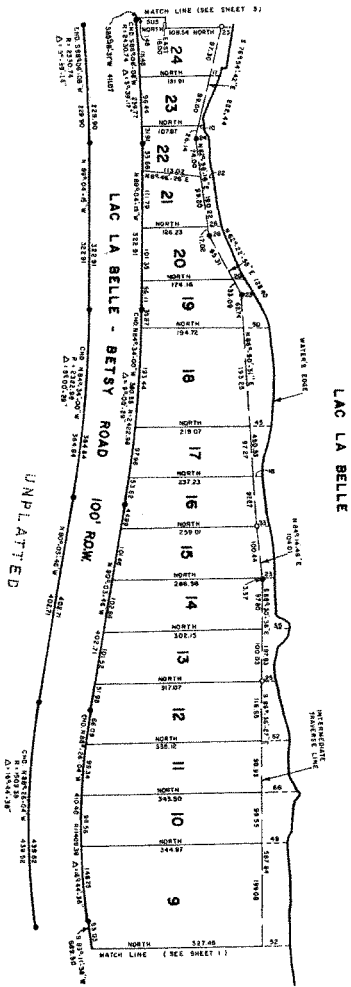
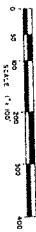
Signed: _____

Printed Name: JEAN & BRIAN FETIG

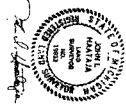
This form **must be submitted** along with the application form, plans, and fee. Applications which do not include this form will **not** be accepted.



ASSESSOR'S PLAT OF LAC LA BELLE SOUTH PART OF GOV'T. LOTS 1 AND 2 OF SECTION 5 T 57-N-R 29-W AND GOV'T. LOT 2 AND THE N 1/2 OF THE SE 1/4 OF SECTION 6 T 57-N-R 29-W, GRANT TOWNSHIP, KEMENAW COUNTY, MICHIGAN.



UNPLATTED



1. NO CORRECTIONS OR CHANGES TO THIS PLAT HAVE BEEN MADE SINCE IT WAS FIRST RECORDED.
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