



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 3/18/2021		Parcel ID Number 501-30-101-002		ALL INFORMATION IS REQUIRED			
Property Owner(s) Name: Brent and Lindsay Fortin				Applicant(s) Name: Brent and Lindsay Fortin			
Mailing Address: 27522 Smith Ave.				Mailing Address Same			
City : Calumet		State MI	Zip Code 49913	City		State	Zip Code
Phone 906.369.5528/906.296.9975		Email Linz.ann3@gmail.com		Phone same		Email	

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 R-1	Property Address 8770 Gay Park Road, Gay, MI 49945	Total Acreage single lot 3.94
Location of Property: Gay Park Road		Between _____ and _____ Gay Park Road Lake Street

<p style="text-align: center;"><u>Type of Request</u></p> <p><input checked="" type="checkbox"/> A variance of a requirement of the Zoning Ordinance</p> <p><input type="checkbox"/> A review of an administrative decision</p> <p><input type="checkbox"/> An appeal of a special approval denial</p> <p><input type="checkbox"/> An interpretation of the Zoning Ordinance text</p> <p><input type="checkbox"/> An interpretation of the Zoning Map</p>	<p>Article and/or Section of the Zoning Ordinance being appealed.</p> <p>Article <u>7</u></p> <p>Section <u>7.9</u></p> <p>Subsection <u>7-9-1 B.1</u></p>
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Variance requested (The difference between what is required and what is proposed)

To allow for accessory structures as stated in 7.9.1 B-1 on our 3.94 acre parcel without a principal structure currently being built

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. Ultimately, we are hoping to be permanent Residents in Gay in the distant future. In order to due so we hope to build our principal structure in phases, as funds allow, so not to go into debt over it. Additionally, our children are school aged and moving out of our current location in the next 5 years is not in the plan. Meanwhile we purchased this property to be able to enjoy it with our kids and partake in the outdoor activities in and around Gay. We would like to build a sauna to use and a storage shed to keep our belongings safe and dry to include yard tools, bicycles, kayaks, etc. so we don't have to transport them weekly.

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): Lindsay Fortin 3-18-2021

DO NOT WRITE BELOW THIS LINE -KEWEENAW COUNTY USE ONLY

Date Received <u>3/24/2021</u>	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?

We purchased the land to be able to enjoy it. We plan to clean up the overgrown brush, tent, and store some of our belongings that we have for outdoor use safely and dry within a shed so we don't have to transport them back and forth on a weekly basis. Currently we are unable to build a permanent structure in the next two-five years but would like to enjoy the property and surroundings now.

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

We intend to follow the rules of accessory structures and our acreage provides us sufficient room to build so not to negatively impact neighbors or curb appeal. Additionally, our parcel doesn't fall into the typical lot size that you see in the R-1 district within Gay.

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

Our neighboring property up to our property is zoned as RR-B. The standard lot size in the R-1 district that we fall into is between .3-1 acre in total. Any lesser variance would require us to build a principal structure first and follow the same guidelines as a lot significantly smaller in size. Due to current circumstances, we would like to enjoy our parcel to it's fullest but are unable to build a principal structure at this time.


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

Our property is about 3.94 acres in size and other properties in the district average .3 to 1 acre at most.

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

This land is currently undeveloped and we purchased it in the fall. Prior to purchasing this parcel, we used the Colligo Keweenaw County GIS map which indicated this property was zoned as RR-B which would allow us to move forward with the above action without requesting a variance. In conversation with the zoning admin it was then discovered that the official zoning map shows a sort of randomly placed rectangle over Gay to include our much larger parcel in the R-1 district.

Signed: _____

Lindsay Fortin 

Printed Name: _____

Lindsay Fortin Brent Fortin

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

