



ZONING PERMIT APPLICATION

Keweenaw County Zoning Ordinance Sections 18.8.1 requires an approved Zoning Permit for all work. The permit is **required prior to** beginning any work. A zoning permit must be issued prior to application of a building permit. Zoning Permits are **free and include one site visit**. Additional site visits are \$50.00 each.

Date 8/25/22		Parcel ID (tax) Number 42-103-51-000-028		ALL INFORMATION IS REQUIRED			
Property Owner(s) Name RICHARD D. LOREY			Applicant(s) Name PHILIPPE AREND				
Mailing Address 4120 ALLENDALE DR.			Mailing Address 6415 S MILE POINT RD.				
City CINCINNATI		State OH	Zip code 45209	City ALLOWEZ		State MO.	Zip code 64805
Day Phone 906-337-0757		Evening Phone SAME		Day Phone 337-2650		Evening Phone SAME	
Current Zoning of Property RR1		Property Address 6475 FIVE MILE PT.		Location of Property: LAKE SIDE		side of Road	
Lot Size and Total Existing Acreage 115' x 144' LESS THAN 1 ACRE				Between and Roads VEALE PARK & SAND PT			
Owner Email Address: LOT 28 S MILE POINT PLAT EAST				Applicant Email Address: LIGHTHOUSE			

List below or attach legal description of property.

Describe what this property will be used for and any structural work to be performed.
26' x 24' GARAGE ADDITION
w/ GREAT ROOM ABOVE.

A SURVEY OR SCALE DRAWING SHOWING ALL DIMENSIONS, (adjacent roads, existing buildings, proposed work, proposed structures and setbacks) MUST ACCOMPANY THIS APPLICATION.

THIS APPLICATION **MUST** BE SIGNED BY THE PROPERTY OWNER OR THEIR AUTHORIZED AGENT

I hereby grant permission for members of the Planning Commission and Zoning Administrator to enter the above described property for the purpose of gathering information, related to this application.

Signature and Date Applicant(s): PHILIPPE AREND 8/25/22 Signature (if other than owner): Philippe Arend

DO NOT WRITE BELOW THIS LINE – KEWEENAW COUNTY USE ONLY

Date Received	Zoning Permit #	Scheduled Site Visit Date	911 Address Number
Septic Permit Number	Well Permit Number	Soil Erosion Permit Number	Culvert Permit Number
Critical Dune Permit Number	DEQ Permit Number	Addnl Site Survey Fees (\$50.00 Each)	Receipt #

APPROVED DENIED reason over Signed _____ Zoning Administrator Date _____

Designated Agent Assignment Form

11/1/21
Date

I authorize Philippe AREND to act as my representative in regard to Soil Erosion and Sedimentation Controls at my property located at 6475 FIVE MILES POINT Rd.

ATLANTA

In doing so, I agree to the specified requirements of the Soil Erosion and Sedimentation Control Permit.

KD Loney
Signature

(513) 207-2979
Phone # of property owner



5 Mile Pt Rd

5 Mile Pt Rd

5 Mile Pt Rd

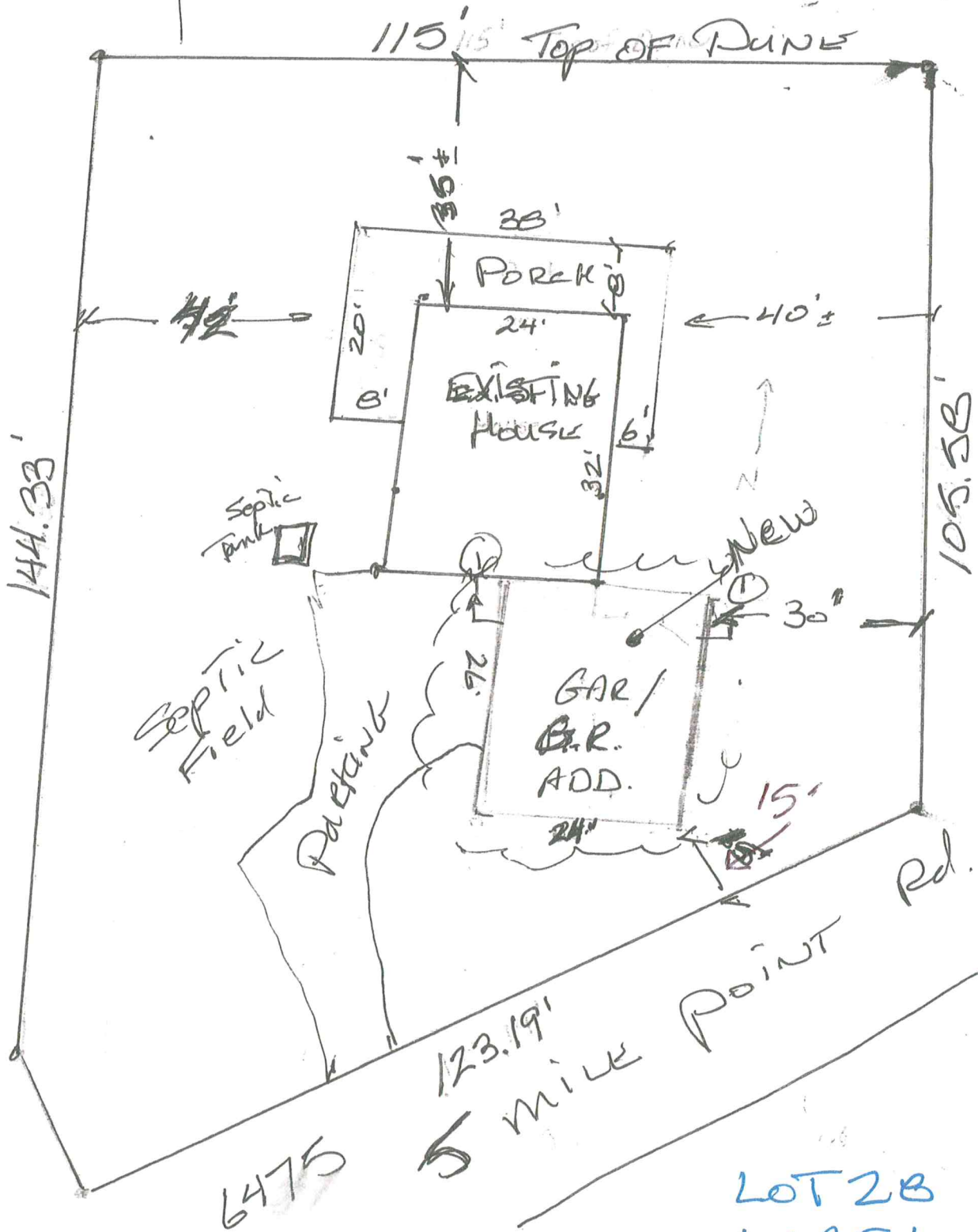


Allouez Township
Michigan
47.395870, -88.345797

EGLE-WRD
WRP034686 v1.0
Approved
Issued On:08/22/20
Expires On:08/22/20

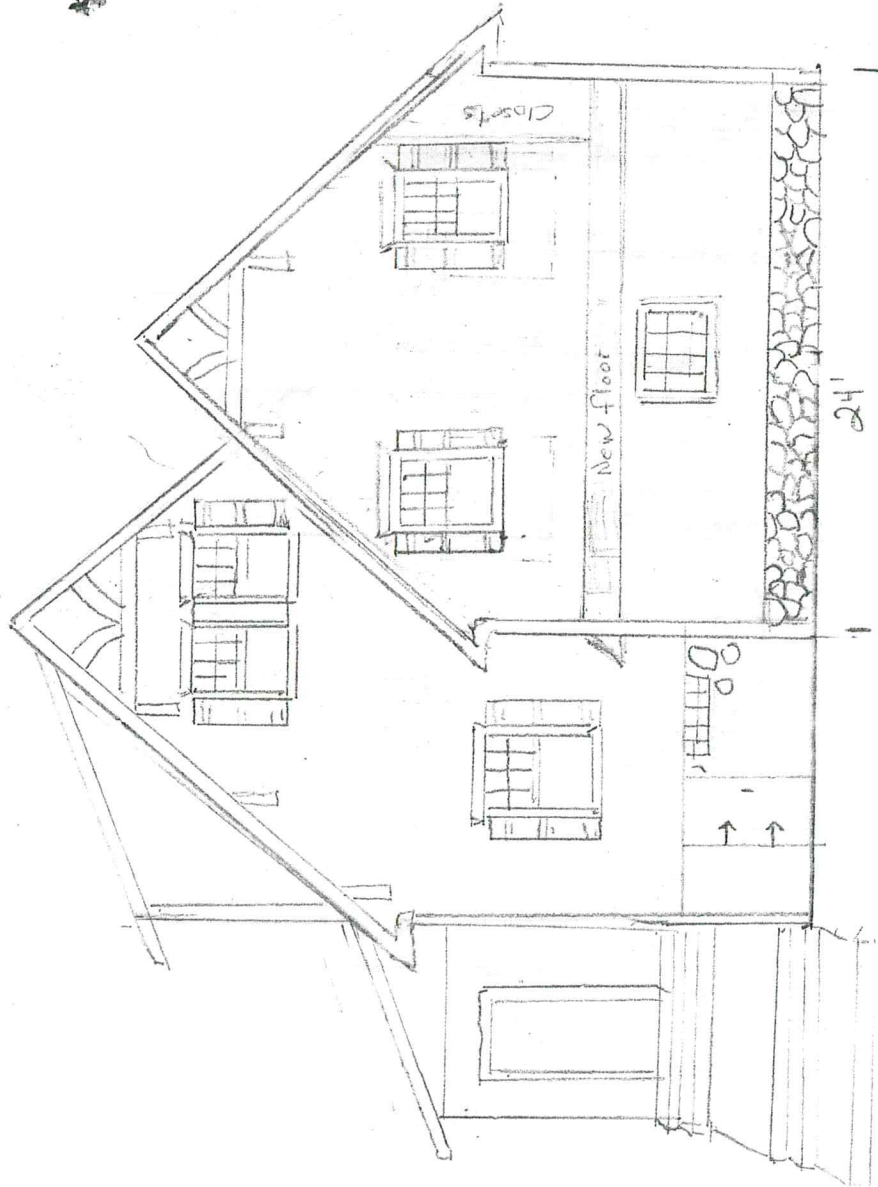
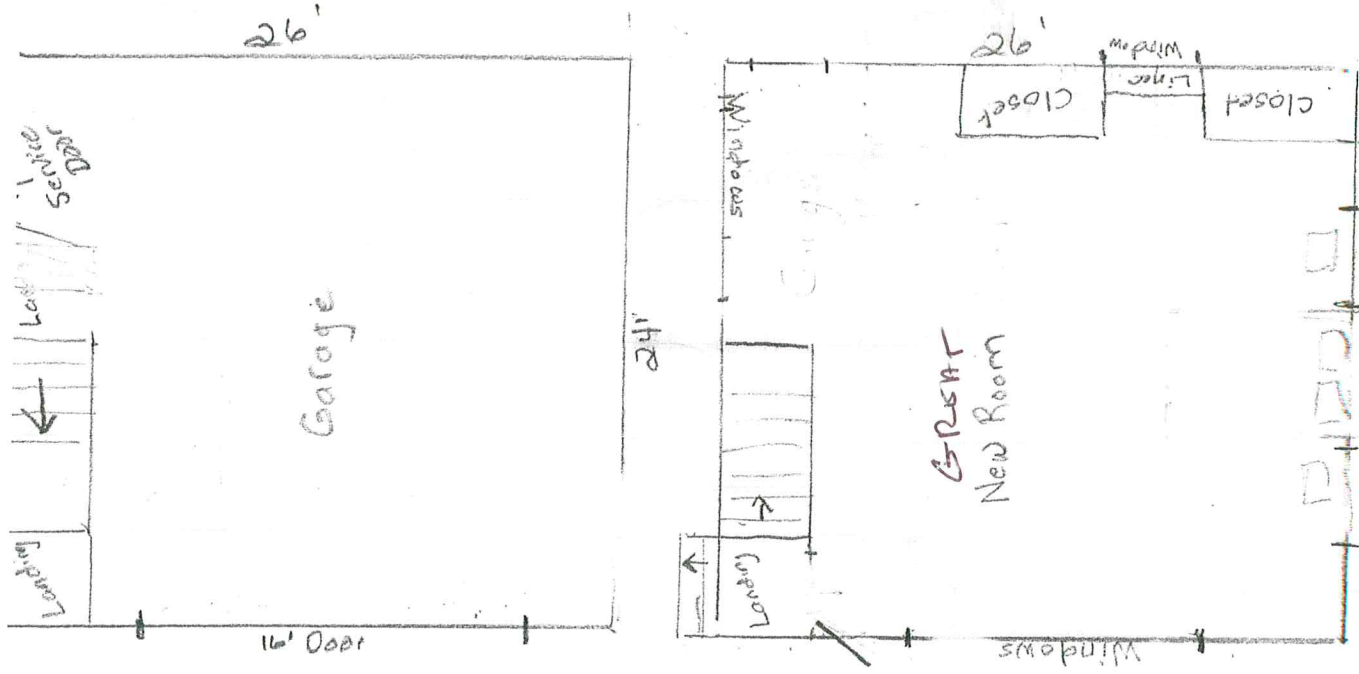
Lake Superior

Proposed Garage/Pool Site



LOT 2B
LOREY

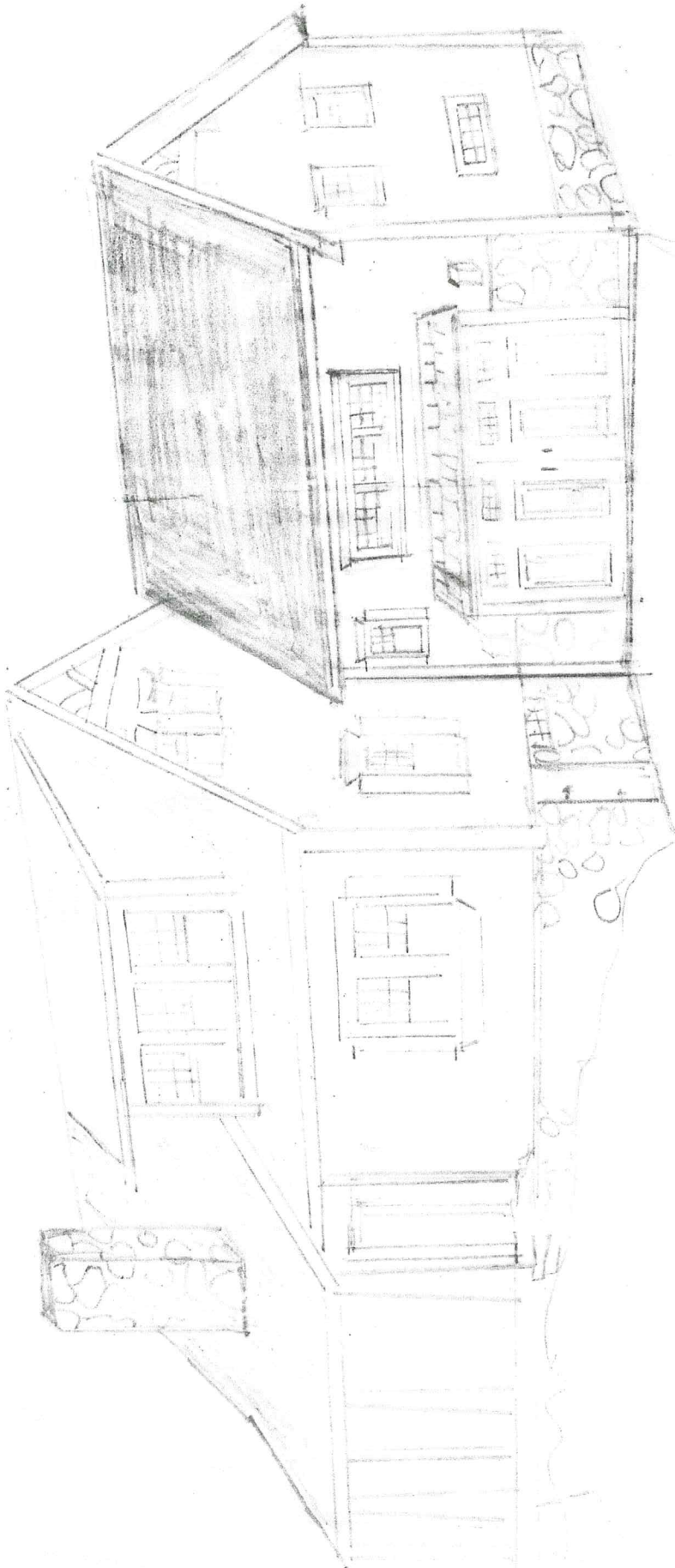
Driveway View



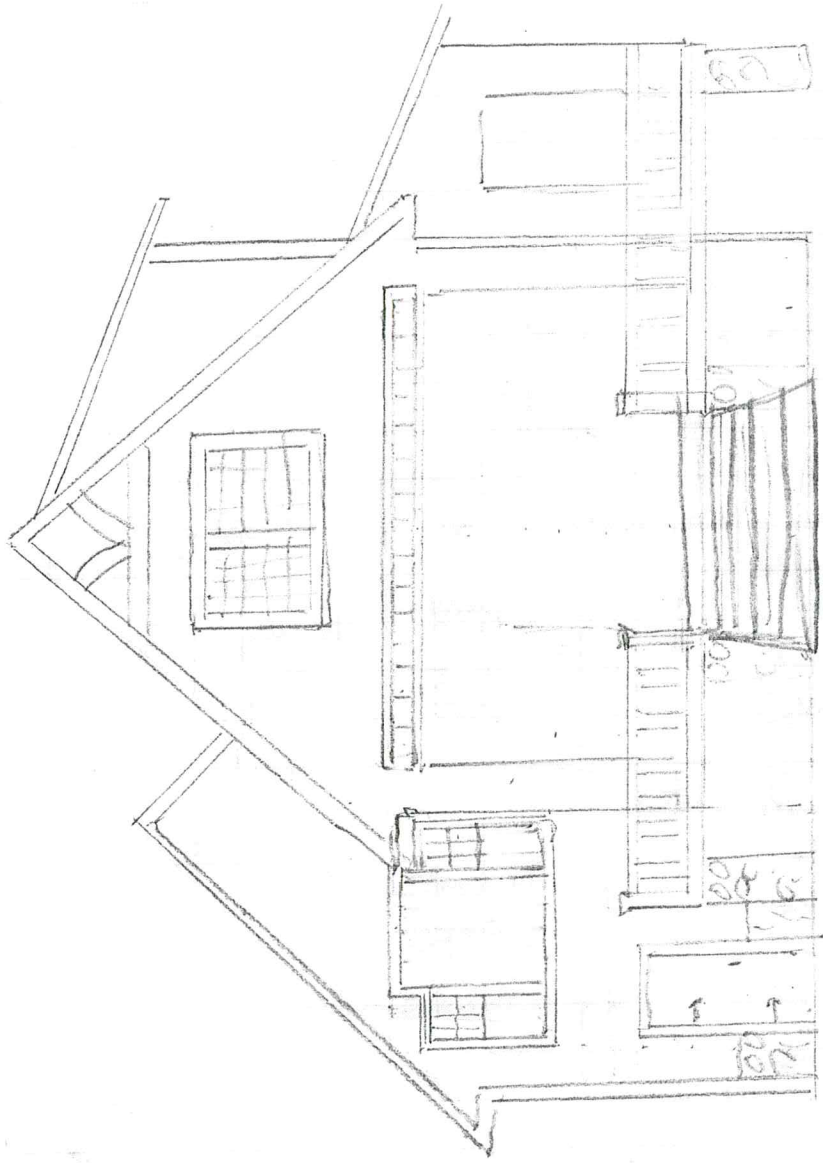
Garage
 24' H
 26' W
 24' O

Garage
24' x 24'

Front View

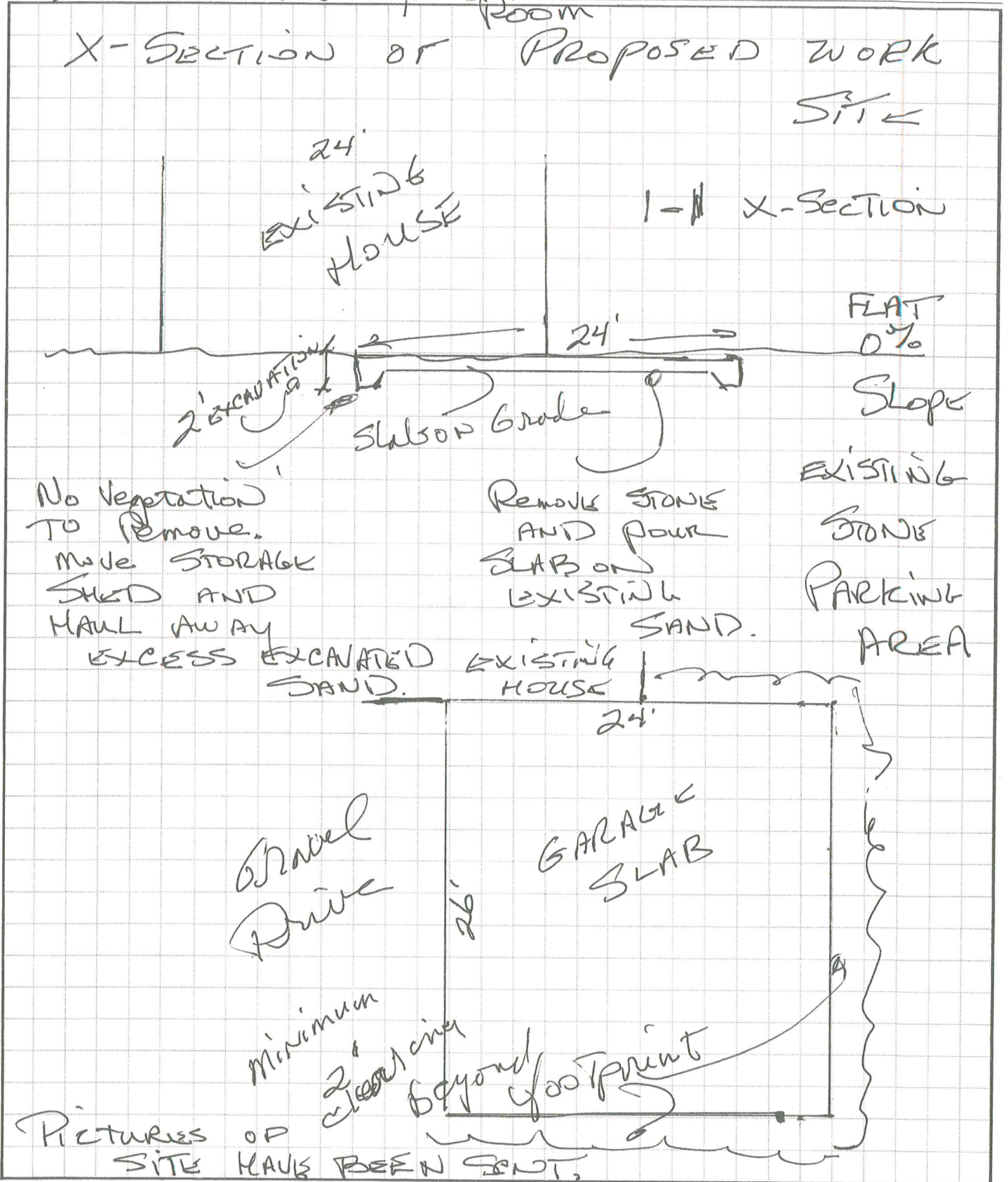


Lake View



24'x26' GARAGE W/ GREAT ROOM

X-SECTION OF PROPOSED WORK SITE





NOTICE OF AUTHORIZATION

Permit Number: WRP034686 v. 1
Site Name: 42-6475 5 Mile Point Rd.-Allouez Twp

Date Issued: August 22, 2022
Expiration Date: August 22, 2027

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

- Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- Part 301, Inland Lakes and Streams.
- Part 303, Wetlands Protection.
- Part 315, Dam Safety.
- Part 323, Shorelands Protection and Management.
- Part 325, Great Lakes Submerged Lands.
- Part 353, Sand Dunes Protection and Management.

Authorized activity:

Install a 26-foot-long by 24-foot-wide garage in a critical dune area. All

Property Location: Keweenaw County, Allouez Township, TRS 58N 32W Sec 27

Permittee:
Philippe Arend, Arend Builders
6415 55 Mile Point Rd.
Allouez, MI 49805

Hunter King
Marquette District Office
Water Resources Division
906-235-4537

*This notice must be displayed at the site of work.
Laminating this notice or utilizing sheet protectors is recommended.*
Please refer to the above permit number with any questions or concerns.

EGLE-WRD
WRP034686 v1.0
Approved
Issued On: 08/22/20



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION
PERMIT

Issued To:

Richard Lorey
6475 5 Mile Point Road
Allouez, MI 49805

Permit No: WRP034686 v.1
Submission No.: HPK-FM00-5GSQ6
Site Name: 42-6475 5 Mile Point Rd.-Allouez Twp
Issued: August 22, 2022
Expires: August 22, 2027

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

- | | |
|--|--|
| <input type="checkbox"/> Part 301, Inland Lakes and Streams | <input type="checkbox"/> Part 323, Shorelands Protection and Management |
| <input type="checkbox"/> Part 303, Wetlands Protection | <input type="checkbox"/> Part 325, Great Lakes Submerged Lands |
| <input type="checkbox"/> Part 315, Dam Safety | <input checked="" type="checkbox"/> Part 353, Sand Dunes Protection and Management |
| <input type="checkbox"/> Part 31, Water Resources Protection (Floodplain Regulatory Authority) | |

EGLE certifies that the activities authorized under this permit are in compliance with the State Coastal Zone Management Program and certifies without conditions under the Federal Clean Water Act, Section 401 that the discharge from the activities authorized under this permit will comply with Michigan's water quality requirements in Part 31, Water Resources Protection, of the NREPA and associated administrative rules, where applicable.

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

Install a 26-foot-long by 24-foot-wide garage in a critical dune area. All work shall be completed in accordance with the attached plans and the terms and conditions of this permit.

Property Location: Keweenaw County, Allouez Township, TRS 58N 32W Sec 27,
Property Tax No. 42-103-51-000-028

Authority granted by this permit is subject to the following limitations:

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.

- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- I. This permit shall not be assigned or transferred without the written approval of EGLE.
- J. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- K. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
- L. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- M. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- N. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
- O. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.
- P. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.
- Q. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- R. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.

- S. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
- T. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- U. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- V. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- W. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
- X. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
1. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit <https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/sesc-overview> and select "Soil Erosion and Sedimentation Control Agencies".
 2. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
 3. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.
 4. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
 5. This permit does not authorize or sanction work which has been completed in violation of applicable federal, state, or local statutes.
 6. All slopes steeper than one-on-three (33%) must not be disturbed.
 7. Vegetation changes are not permitted more than ten feet outside of the project footprint. All disturbed areas shall be re-vegetated with native dune vegetation and stabilized with temporary measures before or upon commencement of the permitted activity, and maintained until permanent measures are in place. The removal and re-establishment of vegetation must be in accordance with the submitted vegetation assurance.
 8. The transport of building materials/excavated sand and access to and from the site shall be via the existing driveway.
 9. A separate temporary driveway or access road is not permitted for construction activities.
 10. Impacting the dunes is not permitted outside of the approved disturbance area including activities such as driving machinery on any slopes steeper than one-on-three (33%), or storing (permanently or temporarily) machinery, soil, materials, equipment, or removed vegetation, on any slopes steeper than one-on-four (25%).
 11. The construction of porches, decks, landscaping (with the exception of planting native dune vegetation), on-grade walkways, on-grade stairways, and retaining walls which also includes the placement of boulders, are considered uses, and not permitted unless specified in the permit conditions.
 12. The underground utility lines must be placed in areas with slopes less than one-on-four or the lines must be installed using the directional bore method or by hand digging. If the directional bore method is utilized, the bore pits must be located in areas with slopes less than one-on-four. The disturbed areas must be stabilized and repaired with temporary measures before or upon commencement of the

- permitted activity, and shall be maintained until permanent measures are in place. Trenching areas with slopes steeper than one-on- four is not permitted.
13. Altering the crest and the area lakeward of the crest by placing retaining walls or other regulated structures, removing soil or vegetation, lowering or raising the elevation of the crest, placing materials or soils lakeward of the crest on the lakeward facing bluff is not permitted.
 14. Excess excavated sand shall be deposited on the beach. Only clean sand shall be placed on the beach above the ordinary high water mark (OHWM). The sand shall be delivered to the beach by hand or by temporary chutes. Machinery is not permitted to be driven down the lakeward facing bluff, on slopes greater than one on three (33%), or within the water of the lake. Sand shall not be placed below the OHWM, in the water, or on the lakeward facing bluff. Sand shall not be left in piles but shall be leveled out once it has been delivered to the beach area.
 15. Only clean sand shall be placed in areas depicted on the site plan. Where mature trees are present, sand shall not be placed greater than 2 inches deep. Where shrubs are present, sand shall not be placed greater 3 inches deep. In areas of open sand or dune grass, sand shall not be placed greater than 18 inches deep.
 16. All excess woody debris, concrete, building materials, or other types of soil must be deposited off site, outside of the Critical Dunes Area.
 17. If it is not feasible to dispose of excess excavated sand or soil on-site, then it must be deposited off-site, outside of a regulated critical dune area, floodplain, lake, river, stream, or wetland, and stabilized with temporary measures until permanent measures are in place. Permanent measures shall be in place within five (5) days of achieving final grade.
 18. Any material which is not suitable for beach nourishment (organic soils, woody debris, plant material, etc.) shall be placed above the ordinary high water mark outside of the Critical Dune Area until dry and then disposed of properly.
 19. Stairway(s)/walkway(s) must be constructed elevated above grade, on a hand dug post foundation, a maximum of five (5) feet in width, and shall not have a roof or walls.
 20. This permit is being issued for the maximum time allowed under Part 353, Sand Dunes Protection and Management, of the Natural Resources and Environmental Protection Act, PA 451 of 1994, as amended. Therefore, no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by the MDEQ, will be for a five-year period beginning at the date of issuance.
 21. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
 22. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.

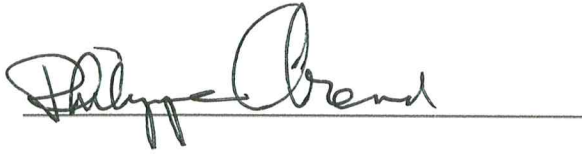


Issued By: _____

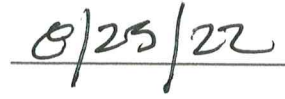
Hunter King
Marquette District Office
Water Resources Division
906-235-4537

THIS PERMIT MUST BE SIGNED BY THE PERMITTEE TO BE VALID.

I hereby assure that I have read, am familiar with, and agree to adhere to the terms and conditions of this permit.



Permittee Signature



Date

cc: Allouez Township Clerk
Keweenaw CEA



**KEWEENAW COUNTY
PLANNING DEPARTMENT**

5095 4th Street
Eagle River, MI 49950

Phone: (906) 337-3471 Fax: (906) 337-2253

DENIED

Received: 09/16/2022
Issued:
Expires:

Zoning

PZ22-0079

Category ADDITION

APPLICANT PHILIPPEAREND@GMAIL.COM

OWNER

LOCATION

AREND BUILDERS
6415 5 MILE PT RD
ALLOUEZ MI 49805

LOREY RICHARD & JOYCE LE ET AL
4120 ALLENDALE DR
CINCINNATI OH 45209

6475 FIVE MILE PT RD
PID: 42-103-51-000-028
Lot: **Block:**

Phone: (906) 337 2650 **Cell:**

Phone: **Contact:**
Cell:

Plat/Sub:
Zoning: URB, CRITIK

Work Description: GARAGE ADDITION - 26' X 24', 24' IN HEIGHT.

Stipulations: DENIED DUE TO NOT MEETING SETBACK OFF OF PUBLIC RIGHT-OF-WAY, THE SETBACK IS DEFINED AS 25', APPLICANT IS PROPOSING 15' OFF THE RIGHT-OF-WAY.

Permit Item	Fee Basis	Amt Billed	Discount	Item Total
APPLICATION FEE	1.00	250.00	0.00	250.00

All work shall be complete in accordance with applicable codes, and not occupied or put into operation until an use or occupancy permit has been issued through Keweenaw County.

Fee Total: \$250.00
Amount Paid: \$250.00

Balance Due: \$0.00
Receipt Transaction: #00002082

PERMIT REQUIREMENTS

ORDINANCE REQUIRED SETBACKS

APPLICANT PROVIDED

MUNICIPAL UTILITY YES NO NR
AUTHORIZATION

PRIMARY ACCESSORY

WATER		75' or 0.00	35'	FRONT/WATER	115'
SEWER		0.00	5'	SIDE SETBACK	30'
DRIVEWAY		0.00	10'	REAR SETBACK	MILE POINT ROAD
SOIL EROSION AND SEDIMENTATION	PSE22-0002			PRIMARY STRUCTURE Water 28' - otherwise 35'	HEIGHT 24'
LOT COVERAGE	8%			ACCESSORY STRUCTURE Alley 15' Other 18'	

NOTES

~~XXXXXX~~ DENIED BY:

SARA HEIKKILA

DATE:

9/16/2022



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

Cell 513-207-2979

Date 8-30-22		Parcel ID Number 42-103-51-000-028		ALL INFORMATION IS REQUIRED			
Property Owner(s) Name Richard D. Lorey				Applicant(s) Name Philippe Arend			
Mailing Address 4120 Allendale Drive				Mailing Address Same 6475 Five mile point Road			
City Cincinnati		State OH	Zip Code 45209	City Allouez		State Mi	Zip Code 49805
Day Phone 906-337-0757		Evening Phone same		Day Phone 337-2650		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.

Current Zoning of Property R.R.1		Property Address 6475 Five mile Pt. Road		Total Acreage single lot 115' x 144' less than 1 acre	
Location of Property: Lakeside		Road	Between 7th and Veale Park	and	Sand Point Lighthouse Road

<u>Type of Request</u> <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 Table 5-1 Section _____ Subsection _____
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Variance requested (The difference between what is required and what is proposed)

Required - 25' set back from road right of way
Proposed 26' x 24' garage w. great room. above - proposed structure's southeast corner protrudes approximately 10' into road setback.

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.

See attached documents

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):	Joyce C. Lorey
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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?

See last page (attached)

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

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

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

Signed: *Joyce C. Lorey* *RD Lorey*

Printed Name: Joyce C. Lorey Richard D Lorey

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

1. Strict compliance with the applicable Zoning Ordinance Standards would prevent the owner from building a garage.

This property has unique features which affects the location of the proposed garage.

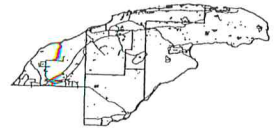
First, the lot is located in a **critical dune area** and falls under the Sand Dunes Protection and Management Act. The proposed location for the garage is flat and is the one spot on the property that does not interfere with the dune in any way. An EGLE permit has been issued for this particular location as well.

Additionally, there is limited space upon which to build. This is the one location that meets all requirements except that the southeast corner would protrude 10 feet or less into the 25-foot road setback.

2. The requested variance would ensure justice and allow homeowners to build much needed garage. *Road Commission does not object to granting variance (see attached letter)*
To ensure justice and fairness to other property owners, – the proposed structure **does not in any way interfere with another property owner**. The structure **would not in any way impede road operations on Five Mile Point Road**.
3. A lesser variance isn't possible in this case. Without the variance construction would be prohibited.
4. The proposed garage is planned to be **attached** to existing home and will **sit on an existing, level parking/driveway** used for the past 15 years. Five Mile Point Road sits above this area. The dune that slopes up to the roadbed from the parking area will remain untouched. **It appears that only the southeast corner of the proposed garage will protrude into the road setback by 10 feet or less.**
5. There has been no action of the applicant, homeowner or predecessors that would affect this variance.

Keweenaw County

P.O. Box 379
Mohawk, Michigan 49950
Telephone (906) 337-1610
Fax (906) 337-1404



Board of Commissioners
Joseph Waananen, Chairman
Rick Olson, Vice-Chairman
John Karvonen, Member

Administration
Gregg M. Patrick, P.E., Eng. Mgr.
Jesse J. Patrick, Fin. Dir.

Road Commission

September 6, 2022

Ms. Sara Heikkila
Zoning Administrator
Keweenaw County Courthouse
5095 Fourth Street
Eagle River, Michigan 49950

RE: Lorey Property Variance

Dear Ms. Heikkila:

A request for a 15 foot property line setback variance versus the required 25 foot setback has been forwarded to the Keweenaw County Road Commission for our opinion in regard to the placement of a proposed garage beyond the right-of-way but within the required setback distance. The property in question is owned by Mr. & Mrs. Richard Lorey, 6475 Five Mile Point Road, Allouez Township. That segment of the Five Mile Point Road has a 30 foot right-of-way north of the roadway centerline.

After reviewing the site in question with the general contractor, Mr. Philippe Arend of Arend Builders, Inc., the Road Commission considered the design and location of the structure with respect to the edge of the roadway. Mr. Arend stated that the proposed structure is to be designed to withstand a snow load against the roadside wall. The additional 10 feet requested would allow the proposed garage to fit the current layout of the site much easier, with respect to the existing buildings, critical dunes and driveway.

At this time, the Keweenaw County Road Commission does not object to the granting of the variance by reducing the 25 foot set back an additional 10 feet, which would place the proposed structure within 15 feet of the right of way, approximately 45 feet north of the roadway centerline.

If you should have any questions or comments, please feel free to contact me.

Sincerely,
Keweenaw County Road Commission

A handwritten signature in black ink, appearing to read "Gregg M. Patrick", is written over the typed name.

Gregg M. Patrick, P.E.
Engineer/Manager

Cc: Mr. Philippe Arend, Arend Builders, Inc.