

To: Keweenaw County Zoning Board of Appeals

From: Keweenaw County Zoning Administrator

Re: ZBA Setback Variance Request

Variances Requested:

1. A reduction in the setback requirements of the Keweenaw County Zoning Ordinance from 75' from the OHWM to 65' to allow construction of an attached raised deck and staircase.
2. A reduction in the setback requirements of the Keweenaw County Zoning Ordinance from 25' of the front ROW to 21' to allow construction of an enclosed front door entryway.
3. Applicable regulations: Article V Section 5.2 Table 5-1 Schedule A: Dimension Requirements for Residential Districts

Property address: 5919 Five Mile Point Road, Allouez, MI 49805

Parcel Number: 103-53-000-010

Zoning: Rural Residential

Property Owners: Kristina & Kenneth Curry

Posted Notice at KC Courthouse & KC website: September 22, 2025

Published in the Daily Mining Gazette September 26, 2025

Notice mailed to 7 property holders within 300' on September 26, 2025

Notice mailed to owner on September 26, 2025

Notice hand delivered to Allouez Township Supervisor Mark Aho on September 29, 2025.

Public Comments: To date we have not received any comments in support or comments disapproving of this variance request.

Requested action and purpose: Addition of a deck with stairs and enclosed front entryway to allow better ingress and egress from the home.

Size and existing land use: This project is a new construction home with attached garage and driveway. All permits from EGLE, WUPHD, KCRC, and Soils & Erosion have been approved with the deck and entryway included.

Surrounding Land use and zoning: Surrounding use is single family residential in RRB zoning district without public sewer and water available (must have private WUPHD approved systems).

Water Frontage: Site plan for new home construction situated between Lake Superior and Five Mile Point Road. The parcel is within EGLE established Critical Dunes area.

Physical Characteristics:

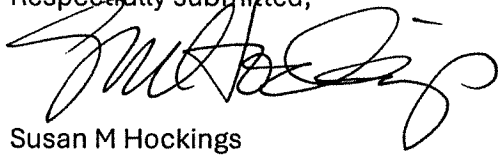
The lot shape and buildable area are irregular and small due to constraints of critical dunes designation, the Lake Superior shoreline, and the Five Mile Point Road ROW. The plans for the home and garage fit within the buildable area, but the addition of a lakeside deck/stairs and a roadside front entrance do not.

Summary: The house and garage plans without the deck and entryway were approved by the zoning administrator and the building permitting clerk. Site work for the house has begun, and a well is in place.

The setback variance needed exceeds what can be approved by the Zoning Administrator as an administrative waiver and therefore cannot be added without variance approval from the Zoning Board of Appeals.

Since the building envelope is so small, and this is a health and safety issue concerning ingress and egress, as Zoning Administrator, I do not have objections to the requested variance.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Susan M. Hockings", written over a horizontal line.

Susan M Hockings
Zoning Administrator

Attachments:

Site visit summary from Greg Kingstrom, KCRC
EGLE permit
WUPHD permit
Soils and Erosion permit
Zoning permit and application
Building permit
Keweenaw County Road Commission permit
Public Notice
GIS map
Zoning Variance Application

Planning

From: Greg Kingstrom <kingstrom@keweenawroads.com>
Sent: Wednesday, October 8, 2025 1:23 PM
To: Planning
Subject: Curry Residence at 5919 Five Mile Point Road

Susan:

KCRC has reviewed the site plan prepared by UPEA for construction of the proposed Curry residence at 5919 Mile Point Road. I also did a site visit on 10/6/2025. The Contractor had the proposed building corners staked and the porch outline identified. It is my understanding that proposed covered porch on the south side of the home and water well encroach approximately 4' +/- into the required 25' setback from the ROW.

Based on KCRC review, we do not have objection to the 4' +/- encroachment of the small entry porch and water well into the 25' required setback.

Furthermore, we do not have objection to the grading required for the proposed absorption field. Currently, it is shown 17' at its closest point to the ROW.

Please contact me if you have further questions or clarifications.

Sincerely,

Greg Kingstrom, P.E.
Engineer/Manager
Keweenaw County Road Commission
1916 Fourth Street
PO Box 379
Mohawk, MI 49950
Office: (906) 337-1610
Cell: (906) 370-1309



NOTICE OF AUTHORIZATION

Permit Number: WRP046136 v. 1

**Site Name: 42-5919 Five Mile Point Rd.-Allouez Twp
2030**

Date Issued: August 15, 2025

Expiration Date: August 15,

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:

Construct a 1,512-square-foot single family residence with an attached 635-square-foot garage with a basement foundation. Place approximately 195 cubic yards of sand fill for the house and garage construction. Construct a 60-square-foot covered patio entry and a 144-square-foot back deck with stairs (100% uncovered). Construct a 1,416-square-foot driveway and parking area. Install a well, septic tank, and 700-square-foot drainfield.

No work is authorized to be completed lakeward of the crest or on slopes steeper than 1-foot vertical rise in a 4-foot horizontal plane.

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, T58N R32W Sec 28
Property Tax No. 42-103-53-000-010

Permittee:
Kenneth Curry
N4498 County Road C
Pulaski, WI 54162

Matt Lubejko
Marquette District Office
Water Resources Division
906-250-3115

*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
WRP046136 v.1.0
Approved
Issued On:08/15/2025
Expires On:08/15/2030



Western Upper Peninsula Health Department

640 Depot Street, Hancock, MI 49930
303 Baraga Avenue, L'Anse-au-Loup, MI 49946
210 N. Moore Street, Sault Ste. Marie, MI 49783
403 Copper Street, Ontonagon, MI 49753
906.462.7382 Fax 906.462.7383
www.wuph.org

Kenneth/Kristina Curry Sewage Permit

System Type: Residential

System ID: 25-045

Property Information

PIN: 42-103-53-000-010

Address: 5919 FIVE MILE PT RD

City: Allouez

State: MI

Zip: 49805

County: Keweenaw County

Township: Allouez Township

Section: 28

Town: 58N

Range: 32W

Parcel accessible to Public Sewer System: No

Parcel accessible to Public Water System: No

Property Use Limitations:

Owner Information

Owner Name: Kristina Curry

Owner Address: 445 N Rossmore Ave Apt 523

Owner City: Los Angeles

Owner State: CA

Owner Zip: 90004

Owner Phone: 920-609-8212

Owner Email: kennyc37@outlook.com

Comments:

PERMIT

Permit Number: S25-42-98

System ID: 25-045

Permit Type: New

Permit Status: Issued

Number of Bedrooms: 3

Installer/Company: DP Construction

Installer/Company Telephone: 906-523-1000

Installer Registration Number:

Water Source: Private Water Source

Permit Tracking

Refer to the Site Evaluation Report, Site Diagram, and Sewage System Layout Diagram for construction specifications. Sewage system shall be installed in accordance with the specification requirements of the Upper Peninsula Environmental Health Code and the Technical Manual.

Maintain all isolation distances: Septic tank, absorption system, and force main shall be located a minimum of 50 feet from residential water wells, 75 feet from public non-community water wells, 200 feet from community water wells, 10 feet from property lines, 25 feet from foundation footing drains, 10 feet from water lines and property lines, 20 feet from steep embankments, and 75 feet from surface water (lake, stream/river, impounded surface water wetlands).

All new septic tanks shall have watertight inlet and outlet access ports that are 12-24" in diameter, watertight risers to ground surface, and secure watertight riser lids. An effluent filter, in addition to a baffle, shall be installed at the tank outlet. A secondary safety device is required if the original septic tank cover is removed.



**KEWEENAW COUNTY
CONSTRUCTION CODES**

5095 4th Street
Eagle River, MI 49950
Phone: (906) 337-3471 Fax: (906) 337-2253

Received: 06/30/2025
Issued: 07/01/2025
Expires: 07/01/2026

Soil Erosion

ISSUED

PSE25-0009

Construction Type

Category **NEW HOME AND
GARAGE**

Construction Value 0.00

APPLICANT

CURRY KRISTINA
445 N ROSSMORE AVE
LOS ANGELES CA 90004

OWNER

CURRY KRISTINA
445 N ROSSMORE AVE
LOS ANGELES CA 90004

LOCATION

5919 FIVE MILE PT RD
42- 103-53-000-010

Lot: Block:
Plat/Sub:
Zoning: RR

Phone: Cell:

Phone: Cell:

Work Description:

Stipulations:

Permit Item

Work Type

Fee Basis

Item Total

1-2 Family Dwellings Per Acre

1.00

\$150.00

Original Amount Due: 150.00

Total Discount: 0.00

Fee Total: 150.00

Amount Paid: \$150.00

Balance Due: \$0.00

Receipt Transaction: #00002940

Section 23a of the State Construction Code Act of 1972. Act NO. 230 of the Public Acts of 1972, being section 125. 1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violations of section 23a are subject to civil fines.

All work shall be in accordance with Part 91 Soil Erosion and Sedimentation Control of the Natural Resources and Environmental Protection Act 1994 PA 451 as Amended. in conjunction and approved by the Keweenaw County Inspector.

ISSUED BY:

DATE:

SEPARATE PERMITS REQUIRED FOR WORK OTHER THAN DESCRIBED ABOVE

NOTICE

THIS CARD MUST BE POSTED ON THE JOB SITE
PRIOR TO ANY INSPECTION AND MAINTAINED
UNTIL ALL INSPECTIONS ARE MADE.

INSPECTION RECORD

INSPECTION	DATE	INSPECTOR	COMMENTS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

THIS PERMIT MUST BE POSTED AT JOBSITE

Steve Siira Soil Erosion and Sedimentation Officer

(906) 370-4648

INSPECTIONS WILL CONTINUE UNTIL CLOSE OF PERMIT

EGLE
WRP046136 v1.0
Approved
Issued On:08/15/2025
Expires On:08/15/2030



**KEWEENAW COUNTY
PLANNING DEPARTMENT**

5095 4th Street
Eagle River, MI 49950

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

ISSUED

Received: 05/30/2025

Issued: 05/30/2025

Expires: 11/26/2025

Zoning

PZ25-0011

Category NEW HOME

APPLICANT

CURRY KRISTINA
445 N ROSSMORE AVE
LOS ANGELES CA 90004

Phone:

Cell:

OWNER

CURRY KRISTINA
445 N ROSSMORE AVE
LOS ANGELES CA 90004

Phone:

Cell:

Contact:

LOCATION

5919 FIVE MILE PT RD
PID: 42-103-53-000-010
Lot: **Block:**

Plat/Sub:

Zoning: RR

Work Description: NEW HOME CONSTRUCTION WITH ATTACHED GARAGE AS PER SUBMITTED DRAWINGS
WITHOUT FRONT AND REAR DECKS WHICH DO NOT MEET SETBACK REQUIREMENTS
*** LOCATION IS IN CRITICAL DUNES***

Stipulations: MUST HAVE EGLE PERMIT PRIOR TO ANY CONSTRUCTION. THE ADDITION OF DECKS WILL NEED
AN APPROVED VARIANCE FROM THE KEWEENAW COUNTY ZBA ALONG WITH EGLE
AUTHORIZATION.

Permit Item	Fee Basis	Amt Billed	Discount	Item Total
ZONING PERMIT FEE	1.00	50.00	0.00	50.00

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: \$50.00

Amount Paid: \$50.00

Balance Due: \$0.00

Receipt Transaction: #00002861

PERMIT REQUIREMENTS

MUNICIPAL UTILITY YES NO NR
AUTHORIZATION

WATER
SEWER
DRIVEWAY

SOIL EROSION
AND
SEDIMENTATION

LOT COVERAGE

NOTES

ORDINANCE REQUIRED SETBACKS

PRIMARY ACCESSORY

75' or 25.00 35'
10.00 5'
30.00 10'

PRIMARY STRUCTURE
Water 28' - otherwise 35'

ACCESSORY STRUCTURE
Alley 15' Other 18'

APPLICANT PROVIDED

FRONT/WATER
SIDE SETBACK
REAR SETBACK

HEIGHT

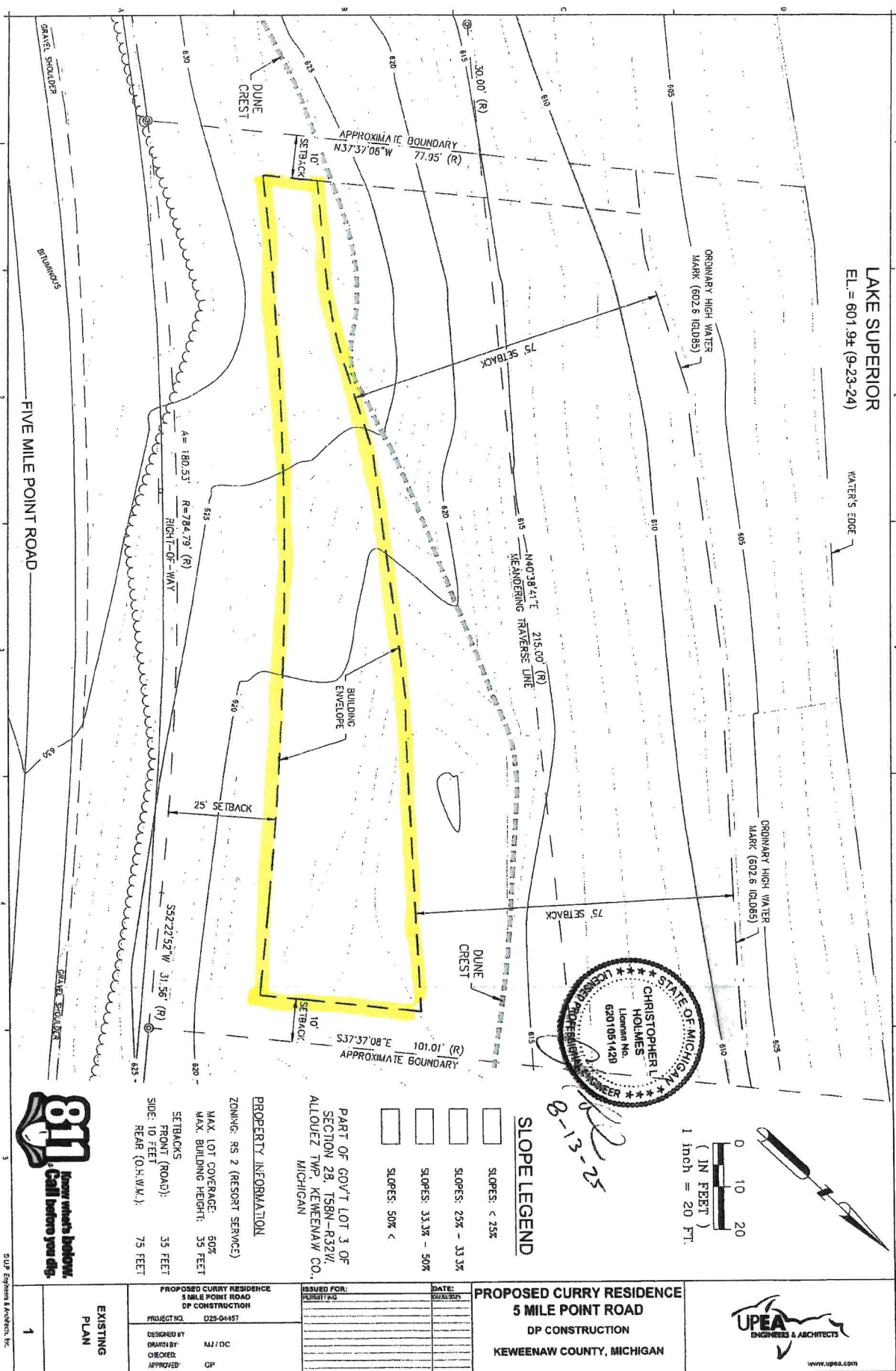
Inspector: SUSAN HOCKINGS

DATE: 05/30/2025

EGLF
WRP046136 v1.0
Approved
Issued On: 08/15/2025
Expires On: 08/15/2030

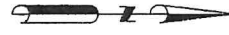
WATER'S EDGE

Verbal verification from
Matt LUBENKO (EGLE)
on 8-14-25 (acc-250-3115) ~~sent~~





0 25 50
(IN FEET)
1 inch = 50 FT.

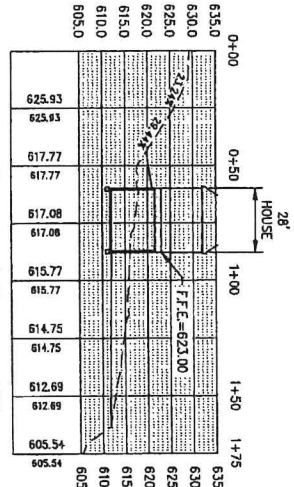
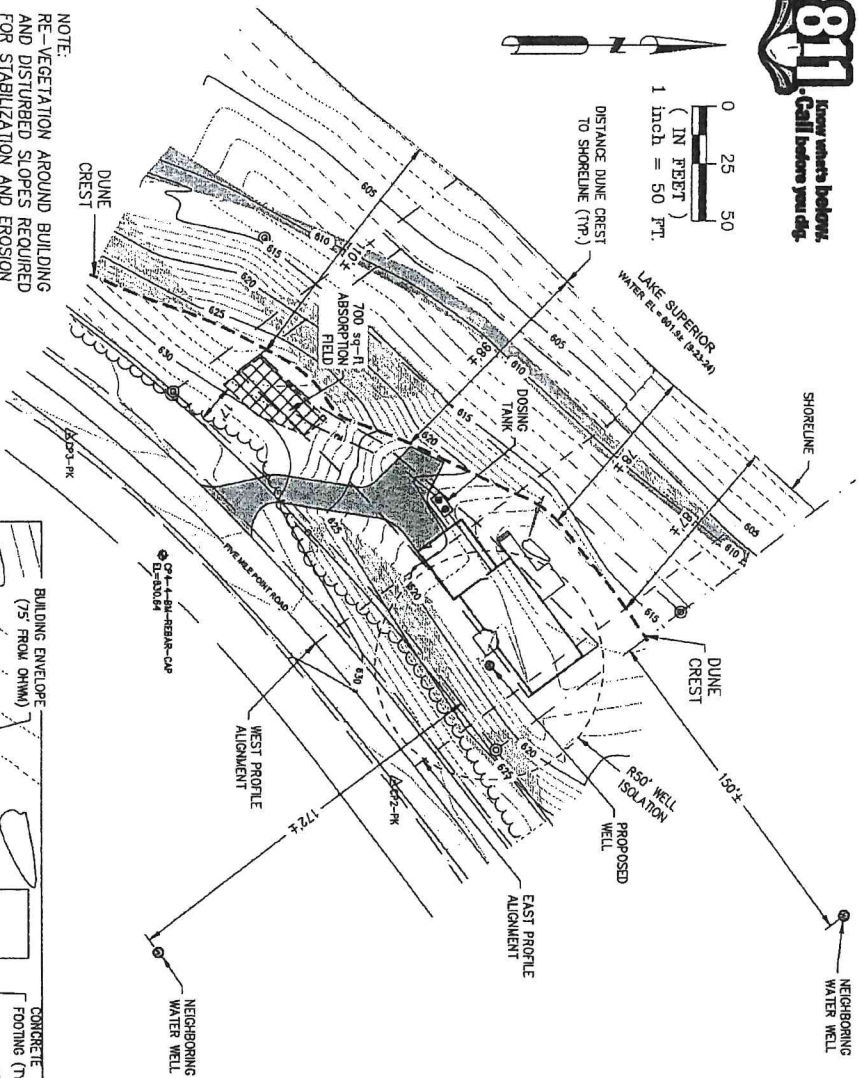
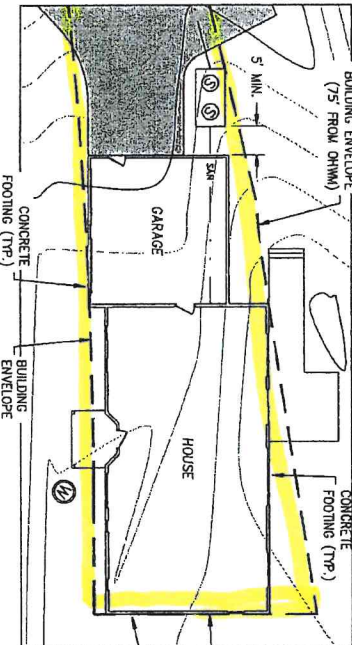


NOTE:
RE-VEGETATION AROUND BUILDING
AND DISTURBED SLOPES REQUIRED
FOR STABILIZATION AND EROSION
CONTROL.

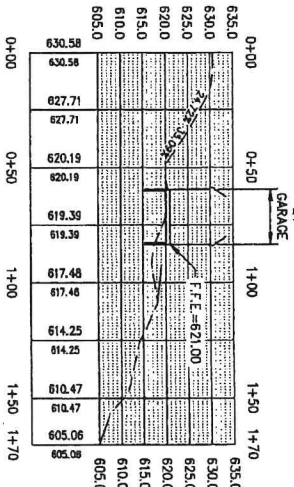
SLOPE LEGEND

- SLOPES: < 25%
- SLOPES: 25% - 33.3%
- SLOPES: 33.3% - 50%
- SLOPES: 50% <

DETAIL
SCALE: 1" = 20'



C4 EAST PROFILE
SCALE: HORIZ. 1" = 50' VERT. 1" = 25'



A4 WEST PROFILE
SCALE: HORIZ. 1" = 50' VERT. 1" = 25'

BENCHMARK DATA		
I.D.	DESCRIPTION	ELEVATION
4	CP4-A-BM-REBAR-CAP	630.635

CONTROL POINT DATA			
I.D.	DESCRIPTION	NORTHING	EASTING
2	CP2-PK	952947.2197	25905690.8451
3	CP3-PK	952803.2893	25905539.0846

COORDINATES ARE IN MICHIGAN STATE PLANE. NORTHING
Easting, INTERNATIONAL FEET.

COORDINATES ARE IN MICHIGAN STATE PLANE NORTH,
GEOID 18, INTERNATIONAL FEET.

© UPEA Engineers & Architects, Inc.

PROPOSED CURRY RESIDENCE 5 MILE POINT ROAD DP CONSTRUCTION		DATE: 06/27/2023 DESIGNED BY: RAJ/DC CHECKED: GP APPROVED:
PROJECT NO: 025-04467		ISSUED FOR: PERMITTING
PROPOSED SITE PLAN		2



SESW S28 T58N R32W
 SOIL CHARACTERISTICS - RUBICON-CROSSWELL COMPLEX,
 1-12 PERCENT SLOPES

- RUBICON AND SIMILAR SOILS: 60 PERCENT
- CROSSWELL AND SIMILAR SOILS: 30 PERCENT
- MINOR COMPONENTS: 10 PERCENT

SILT FENCE INSTALLATION

- INSTALL SILT FENCE PARALLEL TO A CONTOUR
- SILT FENCE SHALL BE MADE OF WOVEN GEOTEXTILE FABRIC
- DIG 6" TRENCH ALONG AREA WHERE FENCE IS TO BE INSTALLED
- PLACE 6" OF THE SILT FENCE BOTTOM FLAP INTO THE TRENCH
- BACKFILL THE TRENCH WITH SOIL AND COMPACT ON BOTH SIDES
- INSTALL WOODEN STAKES 6-10' APART AND DRIVE INTO THE GROUND AT LEAST 12"
- STAPLE GEOTEXTILE TO THE WOODEN STAKES
- JOIN SECTIONS OF FENCE BY WRAPPING ENDS TOGETHER

SILT FENCE MAINTENANCE

- INSPECT FREQUENTLY AND IMMEDIATELY AFTER EACH STORM EVENT. CHECK SEVERAL TIMES DURING PROLONGED STORM EVENTS. IF NECESSARY, REPAIR DAMAGE IMMEDIATELY
- REMOVE SEDIMENT WHEN IT HAS REACHED 1/3 THE HEIGHT OF THE FENCE. DISPOSE OF SEDIMENT AT A STABLE UPLAND SITE
- FENCE SHOULD BE REINSTALLED IF WATER IS SEeping UNDERNEATH OR IF THE FENCE HAS BECOME INEFFECTIVE
- FENCE SHOULD BE REMOVED ONCE VEGETATION IS REESTABLISHED AND THE UP-SLOPE AREA IS STABILIZED.

SLOPE LEGEND

- SLOPES: < 25%
- SLOPES: 25% - 33.3%
- SLOPES: 33.3% - 50%
- SLOPES: 50% <

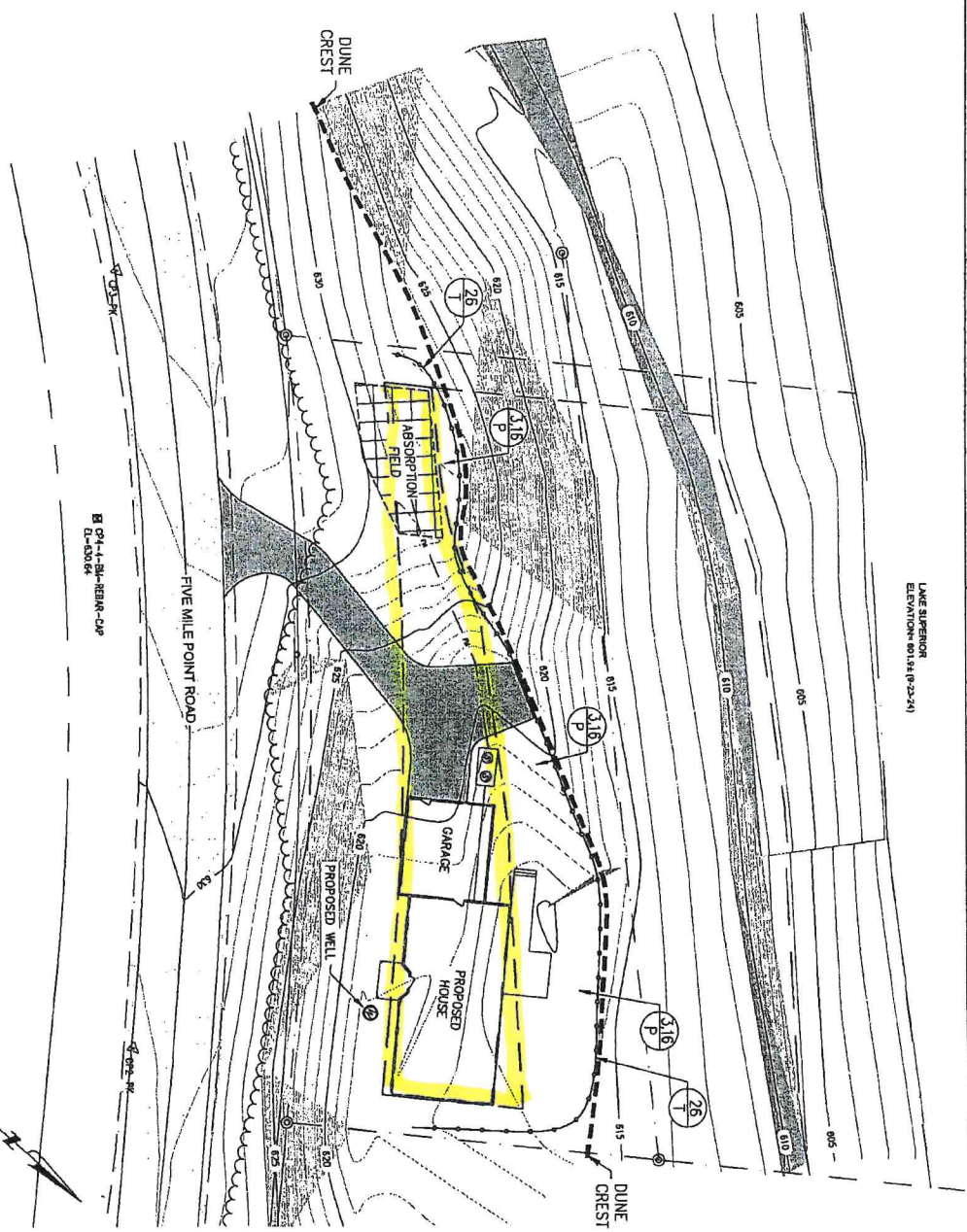
BENCHMARK DATA

I.D.	DESCRIPTION	ELEVATION
4	CP+4-BM-REBAR-CAP	630.635

CONTROL POINT DATA

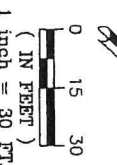
I.D.	DESCRIPTION	NORTHING	EASTING
2	CP2-RK	952947.2197	25905690.8451
3	CP3-RK	952903.2883	25905539.0446

COORDINATES ARE IN MICHIGAN STATE PLANE NORTH, GEOID 16, INTERNATIONAL FEET.



ADDITIONAL SESC MEASURES:
 • ALL DISTURBED AREAS WILL BE RE-VEGETATED WITH GRASS AND SHRUB SPECIES NATIVE TO THE PROTECTED DUNE ENVIRONMENT
 • EROSION CONTROL BLANKETS OR MATS SHOULD BE USED TEMPORARILY ON EXPOSED SLOPES BEFORE VEGETATION IS REESTABLISHED
 • ESTABLISHMENT OF NATIVE PLANTINGS SHOULD BE MONITORED AFTER WORK HAS BEEN COMPLETED AT THE SITE.

ESSE MATSON OF DP CONSTRUCTION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SESC MEASURES.



PROPOSED CURRY RESIDENCE
5 MILE POINT ROAD
 DP CONSTRUCTION
 KEWEENAW COUNTY, MICHIGAN



PROPOSED CURRY RESIDENCE
 5 MILE POINT ROAD
 DP CONSTRUCTION
 PROJECT NO: 025-04457
 DESIGNED BY: MJ / DC
 CHECKED: GP
 APPROVED: GP

ISSUED FOR:
 PERMITTING

DATE:
 06/02/2016



KEWEENAW COUNTY CONSTRUCTION CODES

5095 4th Street
Eagle River, MI 49950
Phone: (906) 337-3471 Email: kewinspec@gmail.com

ISSUED

Applied: 08/19/2025
Issued: 08/19/2025
Finaled:
Expires:08/19/2026

Building

PB25-0026

Construction Type

Category NEW HOME

Construction Value 0.00

APPLICANT JMATSON@UP.NET

DP CONSTRUCTION, INC.
41353 US 41
CHASSELL MI 49916

Phone: (906) 523 1000 Cell: (906) 370 2970

OWNER

CURRY KRISTINA
445 N ROSSMORE AVE
LOS ANGELES CA 90004

Phone: Contact:

Cell:

LOCATION 5919 FIVE MILE PT RD
ALLOUEZ

42- 103-53-000-010

Lot: **Block:**

Plat/Sub:

Zoning: RR

Work Description: CONSTRUCT A 2996 SQ FT NEW HOME ON FIVE MILE POINT ROAD

Stipulations:

Bedrooms: 0 **Baths:** 0 **1/2 Baths:** 0 **Water:** **Sewer:** **Sq. Ft** 2,996

Permit Item	Work Type	Fee Basis	Item Total
APPLICATION FEE		1.00	75.00
BUILDING PERMIT - \$500,000 OR MORE		1.00	1,500.00
FINAL INSPECTION		1.00	100.00

Fee Total: \$1,675.00

Amount Paid: \$1,675.00

Balance Due: \$0.00

Receipt Transaction: #00003011

Section 23a of the State Construction Code Act of 1972. Act NO. 230 of the Public Acts of 1972, being section 125. 1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violations of section 23a are subject to civil fines.

SEPEARATE PERMITS REQUIRED FOR WORK OTHER THAN DESCRIBED ABOVE

All work shall be installed in accordance with applicable codes, shall not be enclosed, cover up, or put into operation until it has been inspected and APPROVED by the Keweenaw County Inspector.

NOTICE

THIS CARD MUST BE POSTED ON THE JOB SITE
PRIOR TO ANY INSPECTION AND MAINTAINED
UNTIL ALL INSPECTIONS ARE MADE.

ISSUED BY: _____

DATE: _____

INSPECTION RECORD

INSPECTION	DATE	INSPECTOR	COMMENTS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

THIS PERMIT MUST BE POSTED AT JOBSITE

72 HOUR NOTICE REQUIRED FOR ALL INSPECTIONS

Please call Eric Bjorn (906) 281-0304 to schedule.

OCCUPANCY OR USE NOT AUTHORIZED UNTIL ALL FINAL INSPECTIONS ARE COMPLETE

Keweenaw County Road Commission

1916 Fourth Street
 PO Box 379
 Mohawk, MI 49950
 Phone: (906) 337-1610
 Fax: (906) 337-1404



Scan to Verify

Permit #2025R3008

Issued by **Greg Kingstrom** on
 8/18/2025 1:37 PM ET

Effective: 8/18/2025
 Expires: 12/31/2025

KEWEENAW COUNTY ROAD COMMISSION

RIGHT-OF-WAY PERMIT

Permit Fee	\$50.00
Permittee	DP Construction
Applicant Name	Jesse Matson
Applicant Address	41353 US 41 Chassell, MI 49916 US
Email/Phone/Fax	jmatson@up.net (906) 523-1000 (phone)
Type of Permit	Driveway
Driveway	Residential
Residential	Rural
Proposed Driveway Surface	Gravel
Contractor	Yes
Business Name	DP Construction
Contractor Name	Jesse Matson
Contractor Address	41353 US 41 Chassell, MI 49916 US
Contractor Email/Phone/Fax	jmatson@up.net (906) 523-1000 (phone)
Description of Work to be Completed in the right-of-way	New Driveway
Estimated Work Start Date	10/22/2025
Estimated Work Completion Date	11/22/2025
Road Name	5 mile point
Side of Road	North
Nearest Crossroads	Kezele and M26
Distance from nearest crossroad	Approx 1.5 from M26 Eagle River
Address	5159 5 mile point road
City	allouez
Township	Allouez
Parcel Number	42-103-53-000-010

**NOTICE OF PUBLIC HEARING
KEWEENAW COUNTY ZONING BOARD OF APPEALS**

The Keweenaw County Board of Appeals will meet at 1:00PM on Tuesday October 14, 2025, at the Keweenaw County Courthouse, 5095 Fourth Street, Eagle River, Michigan. The ZBA will review and take public comments on a variance request originally submitted August 15, 2025.

This may be the only presentation of this item before the Keweenaw County Zoning Board of Appeals, and you are invited to attend. **The public may appear at the hearing in person, or by counsel, to be heard and submit evidence with respect to the application.** Public comments received before 4:00 October 5, 2025, will be included in the Zoning Administrator Staff Report. Public comments received from October 6th to noon on October 14, 2025, will be included in the ZBA packets prior to the meeting.

Zoning Board of Appeals commission members may not receive or engage in ex-parte contact with the applicant, other interested parties in the application, or members of the public concerning the applicant or issues presented in the application.

ZBA VARIANCE REQUEST:

A variance of the Keweenaw County Zoning Ordinance Article V, Section 5.2, Schedule A: Table 5-1 to allow a reduction of setback requirements of lakeside (75'), and setback requirements of front yard (25'), to permit construction of a lakeside deck and a front porch.

Property Owner/Applicant: Kristina Curry

Contact: 920-609-8212

Parcel Number: 42-103-53-000-010

Zoning: RRB

A copy of the complete application package is available for review at the Keweenaw County Courthouse, 5095 Fourth Street, Eagle River, MI 49950.

Written comments should be addressed to:

Keweenaw County Zoning Board of Appeals, c/o KC Zoning Administrator, 5095 Fourth Street, Eagle River, MI 49950

Posted September 22, 2025, by:

Susan M Hockings, Keweenaw County Zoning Administrator 906-337-3471



KEWEENAW COUNTY ZONING BOARD OF APPEALS
5095 FOURTH STREET, EAGLE RIVER, MI 49950

September 26, 2025

Good afternoon,

You are receiving this letter because you are the owner of record for the property located near Kristina Curry, 5919 Five Mile Point Road, Allouez, MI 49805.

The Keweenaw County ZBA will hold a public hearing on hearing October 14, 2025 at 1:00pm, for a variance request of setback requirements in the Keweenaw County Zoning Ordinance, (Article V, Section 5-2: subsection Table 5-1 & Note). This request is to reduce the 75' requirement by 10' to allow a lakeside deck to the home and a 4' reduced setback requirement from the front yard to allow for an enclosed porch.

As neighboring property holders, you are invited to attend. A copy of the public notice with all pertinent information is enclosed with this letter. You may appear at the hearing in person, by counsel, be heard and submit evidence and written comments with respect to this application.

If you have any questions or comments, please reach out to me at: 906-563-8571

Sincerely,

Susan M. Hockings, Zoning Administrator
Keweenaw County Zoning
5095 4th Street, Eagle River, MI 49950

5095 4th Street Eagle River, Michigan 49950 PHONE (906) 337-3471 FAX (906) 337-2253
www.keweenawcountyonline.org



Re: Curry variance request PZ25-0062

Notices sent to neighboring properties, the owner, and Allouez Township (9/26/2025 to outgoing mail, USPS pick up 9/29/2025)

Allouez Township Supervisor: Mark Aho
P O Box 64
Mohawk, MI 49950 (Hand Delivered)

Kristina Curry
445 N. Rossmore Ave, Apt 523
Los Angeles, CA 90004

Kurt & Barbara Mikat
205 Crepe Myrtle Dr
Groveland, FL 34736

Horizonpoint LLC
2913 Northwood Dr
Ames, IA 50010

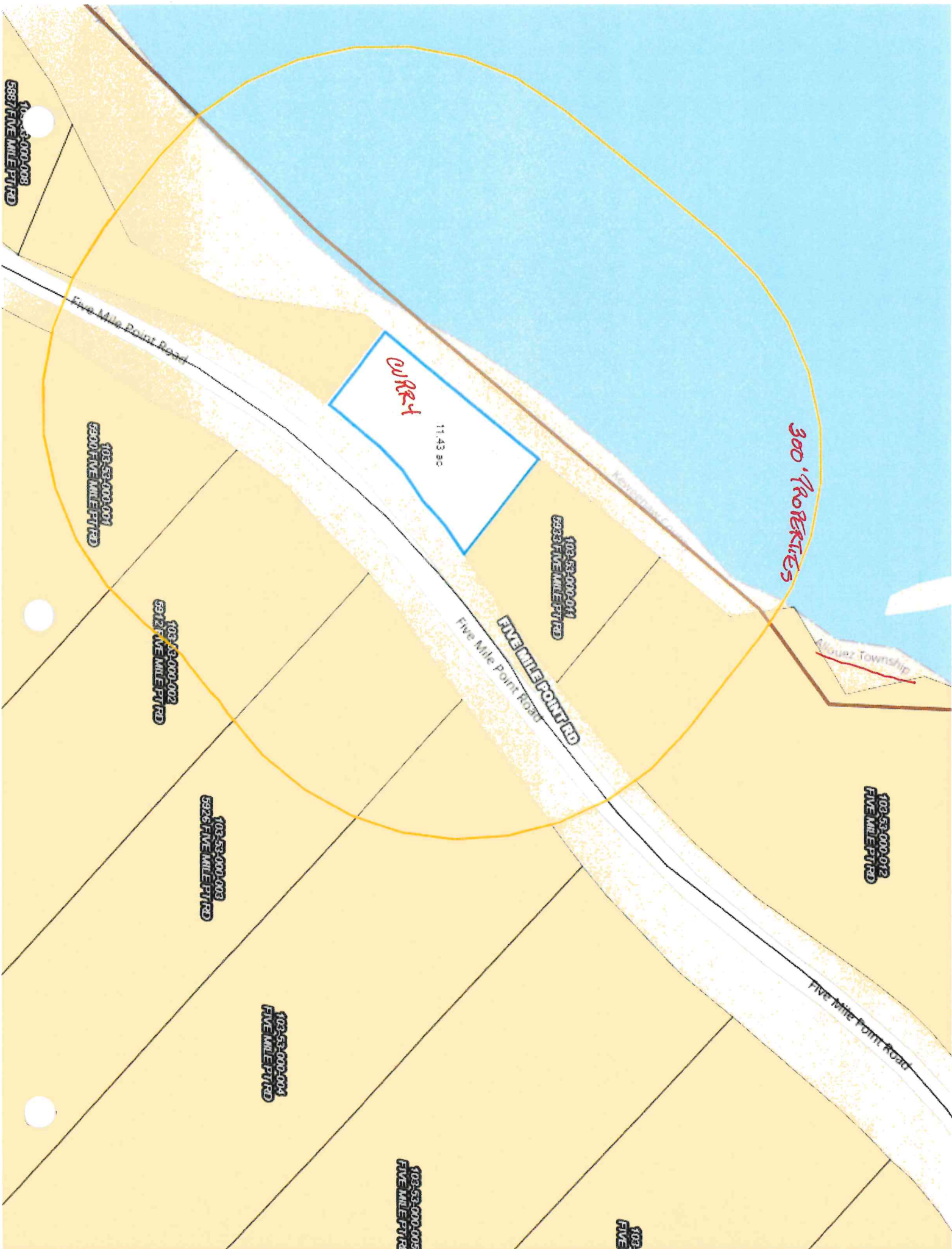
Eremy & Jessica Bos
5911 Five Mile Point Rd
Allouez, MI 49805

Furnas – Cronin Living trust
5900 Five Mile Point Road
Allouez, MI 49805

Laurel Hamilin
5912 Five Mile Point Rd
Allouez, MI 49805

Mary Claire Wyble
5926 Five Mile Point Rd
Allouez, MI 49805

John Sullivan
512 W. Atlantic Ave
Waukegan, IL 60085





Parcels (1/1)	
Parcel Number:	103-53-000-010
Property Address:	5919 FIVE MILE PT RD
ParcelCityStZip:	ALLOUEZ, MI 49805
Subdivision Name:	PLAT OF FIVE MILE POINT WEST
Block:	
Lot:	C
Sec-Twn-Rng:	28 T58N R32W
SEV:	53375
Assessed Value:	53375
Final Taxable Value:	53375
Property Class:	402
School District:	31030
Exemption Type:	
Exemption %:	0
Exemption Eff Year:	0
Liber-Page:	2021/0885
Instrument of Sale:	WD
Date Sold:	2021-10-13
Price Sold:	149900
Split Date:	
Record Acres:	0.499
GIS Acres:	0.513308479133

Parcels (1/1)	
Property Status:	Active
Rescind Year:	0
Front Footage:	215
Frontage:	
DDA:	
Fndx:	0
Zoning Code:	RR
Zoning Code 2:	
Zoning Code 3:	
Attachments:	
dataforms:	



**KEWEENAW COUNTY
PLANNING DEPARTMENT**

5095 4th Street
Eagle River, MI 49950

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

READY TO ISSUE

Received: 08/19/2025

Issued:

Expires:

Zoning

PZ25-0062

Category ZONING VARIANCE
REQUEST

APPLICANT

CURRY KRISTINA
445 N ROSSMORE AVE
LOS ANGELES CA 90004

Phone:

Cell:

OWNER

CURRY KRISTINA
445 N ROSSMORE AVE
LOS ANGELES CA 90004

Phone:

Cell:

Contact:

LOCATION

5919 FIVE MILE PT RD
PID: 42-103-53-000-010
Lot: **Block:**

Plat/Sub:

Zoning: RR

Work Description: VARIANCE REQUEST OF SETBACKS TO ALLOW CONSTRUCTION OF LAKE FACING DECK (REQUEST IS FOR AN ADDITIONAL 10') AND FRONT YARD PORCH (REQUEST FOR AN ADDITIONAL 4')

Stipulations: MUST HOLD PUBLIC HEARING AND HAVE APPROVAL OF THE ZONING BOARD OF APPEALS TO GRANT VARIANCE. HEARING DATE SET FOR 10/14/2025 @ 1:00PM

Permit Item	Fee Basis	Amt Billed	Discount	Item Total
ZONING VARIANCE REQUEST OR APPEAL	1.00	500.00	0.00	500.00

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: \$500.00

Amount Paid: \$500.00

Balance Due: \$0.00

Receipt Transaction: #00003059

PERMIT REQUIREMENTS

MUNICIPAL UTILITY YES NO NR
AUTHORIZATION

WATER
SEWER
DRIVEWAY

75' or 25.00

35'

FRONT/WATER

10.00

5'

SIDE SETBACK

30.00

10'

REAR SETBACK

SOIL EROSION
AND
SEDIMENTATION

PRIMARY STRUCTURE
Water 28' - otherwise 35'

HEIGHT

LOT COVERAGE

ACCESSORY STRUCTURE
Alley 15' Other 18'

NOTES

ORDINANCE REQUIRED SETBACKS

APPLICANT PROVIDED

PRIMARY ACCESSORY

Inspector: SUSAN HOCKINGS

DATE:



KEWEENAW COUNTY ZONING BOARD OF APPEALS PUBLIC HEARING REQUEST

Fee: \$500.00 for variance request and public hearing

Date 8-15-25	Parcel ID Number 42-103-53-000-010	ALL INFORMATION IS REQUIRED			
Property Owner(s) Name Kristina Curry		Applicant(s) Name Kristina Curry			
Mailing Address 445 N. Rossmore Ave.		Mailing Address Same 445 N. Rossmore Ave.			
City Los Angeles	State CA	Zip Code 90004	City Los Angeles	State CA	Zip Code 90004
Day Phone 920-609-8212	Evening Phone Same	Day Phone 920-609-8212	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 P225-0011 RFL	Property Address 5919 Five Mile PT Rd.	Total Acreage single lot 0.22 acre
Location of Property: 5919 Five mile PT Rd.		Road Between 7 th and and Road

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 V Section 5.2 Subsection setback-schedule A chart
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Variance requested (The difference between what is required and what is proposed)

**Rear yard deck corner is 10' past setback line
Front yard porch corner is 4' past setback 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.

The narrow shape of the lot prevents the small covered front entrance roof and the small rear deck area from working, the deck stairs would be good for egress

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): **Kristina Curry**

DO NOT WRITE BELOW THIS LINE -KEWEENAW COUNTY USE ONLY

Date Received 8/19/25	Application Fee \$500	Receipt Number	Case Number 1225-0062
Zoning Administrator Signature & Date [Signature] 8/19/25			
Publication Date	Date Notices Mailed	Public Hearing Date	Other

Supplemental Information
Zoning Board of Appeals Case No. PZ25-0062

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?

It would eliminate the lakeside deck egress and covered roof over the front door, both of which are on the small side as proposed but helpful when exiting the house

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

Neither pose a burden to other property owners, but allows a small convenience to the applicant for better egress

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

A lesser variance would eliminate the rear egress and any covered front egress

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

This is a narrow property, a narrow house design has been utilized other properties are deeper

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

The owner chose a narrow house plan to work in the zoning setbacks, the setbacks were predetermined before the property was purchased

Signed: Kristina Curry

Printed Name: Kristina Curry

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