

NOTICE OF PUBLIC HEARING  
Keweenaw County Zoning Board of Appeals

The Keweenaw County Zoning Board of Appeals will meet at 6:00 PM on Monday February 25, 2013 at the Keweenaw County Courthouse 5095 Fourth Street Eagle River Michigan to hold a public hearing for two Zoning Variance Requests for one parcel as follows:

Property Address: 1047 Harbor St, Copper Harbor, Grant Township  
Parcel Number 42-310-52-011-005  
Property Owner: Ray Chamberlain & Janet Barnes/ JBRC LLC  
Applicant: Kyle T Oja  
Applicant Contact: 906-482-8965  
Location: Keweenaw County Courthouse, Courtroom  
Parcel is zoned: RS 1

The Variance requests are to encroach on the 50' setback from the ordinary high water mark and the setback for the right of way. Further information regarding this public hearing is available in the Equalization Office at the Courthouse and on the County web page at [keweenawcountyonline.org](http://keweenawcountyonline.org).

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 3:00 PM Friday February 22, 2013 at the County Courthouse at 5095 Fourth Street Eagle River. Handicapped access will be accommodated by closed circuit TV.

Ann Gasperich, Zoning Administrator 337-3471



Keweenaw County  
Zoning  
Eagle River, Michigan  
February 8, 2013

Grant Township Board:

Property Address: 1047 Harbor St  
Parcel Number 42-310-52-011-005  
Property Owner: Ray Chamberlain & Janet Barnes/ JBRC LLC  
Applicant: Kyle T Oja  
Applicant Contact: 906-482-8965  
Public Hearing: February 25<sup>th</sup>, 6:00 PM  
Location: Keweenaw County Courthouse, Courtroom  
Parcel is zoned: RS 1

You are receiving this letter because the above mentioned property is in your township. The parcel is located west of 10<sup>th</sup> Street on Harbor Street. The property address is 1047 Harbor Street, Copper Harbor, Grant Township. There are two variance requests; first is a variance for a setback from the right of way and the second is for a variance to the setback from the water.

The owner of the above parcel is requesting both variances as per table 5-2. To encroach on the 50' setback from the ordinary high water mark and encroach on the 25' setback from the right of way. An approved DEQ Permit #12-42-00024-P has been issued for Part 325 to install a rock-faced concrete seawall along 130 ft of shoreline, at 2 ft wide by 4.5 ft high and to remove an existing rail boat launch and install a new 10 ft wide by 87 ft long crib dock with a 10 ft wide by 80 ft long "T" section at its end. A copy of the permit was sent under previous cover.

The Township Board may review the petition and make comment or recommendation within thirty (30) days after receipt. If no written correspondence is received by the Zoning Administrator, the Planning Commission, Zoning Board of Appeals or the County Board of Commissioners shall assume the Township has no objection or other input to offer.

A public hearing is set for Monday February 25<sup>th</sup>, 2013 at 6:00 PM in the Courtroom of the County Courthouse. You 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 3:00 PM Friday February 22<sup>nd</sup>, 2013 at the County Courthouse at 5095 Fourth Street Eagle River. Handicapped access will be accommodated with closed circuit TV.

More information may be available on the County website. Please check at [www.keweenawcountyonline.org](http://www.keweenawcountyonline.org). If you have any questions, please call. I can be reached at 337-3471.

Sincerely,

  
Ann Gasperich  
Zoning Administrator



Keweenaw County  
Zoning  
Eagle River, Michigan  
February 8, 2013

Property Address: 1047 Harbor St  
Parcel Number 42-310-52-011-005  
Property Owner: Ray Chamberlain & Janet Barnes/ JBRC LLC  
Applicant: Kyle T Oja  
Applicant Contact: 906-482-8965  
Public Hearing: February 25<sup>th</sup>, 6:00 PM  
Location: Keweenaw County Courthouse, Courtroom  
Parcel is zoned: RS 1

To whom it may concern:

You are receiving this letter because you are the owner of record of property within 300' of a parcel that is requesting two set back variances. The parcel is located west of 10<sup>th</sup> Street on Harbor Street. The property address is 1047 Harbor Street, Copper Harbor, Grant Township. There are two variance requests; first is a variance for a street set back and the second is for a variance to the setback from the water.

A public hearing is set for Monday February 25<sup>th</sup>, 2013 at 6:00 PM in the Courtroom of the County Courthouse. You 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 through 3:00 PM Friday February 22<sup>nd</sup>, 2013 at the County Courthouse at 5095 Fourth Street Eagle River. Handicapped access will be accommodated with closed circuit TV.

More information may be available on the County website. Please check at [www.keweenawcountyonline.org](http://www.keweenawcountyonline.org). If you have any questions, please call. I can be reached at 337-3471.

Sincerely

  
Ann Gasperich  
Zoning Administrator



Keweenaw County  
Zoning  
Eagle River, Michigan  
February 8, 2013

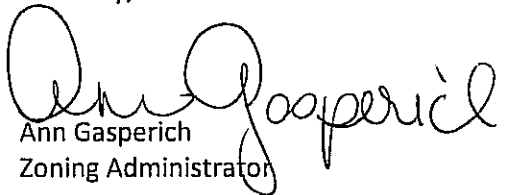
JBRC, LLC,

This letter is to inform you that a site visit of the Zoning Board of Appeals will be conducted on your property Thursday the 21<sup>st</sup> starting at 12:00 PM. Your public hearing is set for Monday February 25, 2013 at 6:00 PM in Eagle River at the County Courthouse, second floor, Circuit Courtroom.

At that time the Zoning Board of Appeals (ZBA) shall consider your requests for setback variances of area, width, depth, set back or height requirements for legal lots of record, beyond that permitted by the Zoning Administrator. The ZBA may grant such a variance when other nonconforming lots in the area have already been built upon or fairness otherwise dictates such a result.

As stated above the public hearing is set for Monday February 25 at 6:00 PM in the Courtroom of the County Courthouse. You or your agent 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 3:00 PM Friday February 22, 2013 at the County Courthouse at 5095 Fourth Street Eagle River. Handicapped access will be accommodated with the closed circuit TV system.

Sincerely,

  
Ann Gasperich  
Zoning Administrator

310-31-150-002  
ADAMS CLAYTON & META  
1809 SILVER RIDGE COURT  
STONE MOUNTAIN GA 30087

310-31-150-003  
ADAMS CLAYTON & META  
18095 SILVER RIDGE COURT  
STONE MOUNTAIN GA 30087

310-31-150-004  
ADAMS CLAYTON & META  
18095 SILVER RIDGE COURT  
STONE MOUNTAIN GA 30087

310-31-150-005  
ADAMS CLAYTON & META  
1809 SILVER RIDGE COURT  
STONE MOUNTAIN GA 30087

310-32-101-001  
WALTERS PATRICIA  
1092 BERNARD STREET  
COPPER HARBOR MI 49918

310-32-101-002  
JBRC LLC  
PO BOX 112  
COPPER HARBOR MI 49918

310-32-101-003  
WALTERS KEITH & PATRICIA  
PO BOX 61  
COPPER HARBOR MI 49918

310-52-010-001  
DAVIS ROBERT & JUDITH  
PO BOX 13  
COPPER HARBOR MI 49918

310-52-010-003  
DAVIS ROBERT ETAL  
PO BOX 13  
COPPER HARBOR MI 49918

310-52-010-004  
KING COPPER INC  
PO BOX 68  
COPPER HARBOR MI 49918

310-52-010-005  
FOLEY BARBARA TRUST  
BOX 38  
COPPER HARBOR MI 49918

310-52-010-009  
LATOSKI J B ENT INC  
BOX 38  
COPPER HARBOR MI 49918

310-52-010-013  
DOYLE EVELYN JOANNE  
C/O KATHRYN OZMENT  
1321 N 5TH ST  
SHEBOYGAN WI 53081

310-52-010-014  
KIRBY MARGARET JEGSTRUP ELSEBET  
14273 HARBOR COAST LANE  
COPPER HARBOR MI 49918

310-52-011-001  
JBRC LLC  
PO BOX 112  
COPPER HARBOR MI 49918

310-52-011-002-001  
JBRC LLC  
PO BOX 112  
COPPER HARBOR MI 49918

310-52-011-003  
JBRC LLC  
PO BOX 112  
COPPER HARBOR MI 49918

310-52-011-005  
JBRC LLC  
PO BOX 112  
COPPER HARBOR MI 49918

310-52-011-009  
DEMAROIS KATHLEEN  
PO BOX 122  
AHMEEK MI 49901

310-52-011-011  
KAUPPI DONALD & PEGGY  
COPPER HARBOR MI 49918

310-52-011-013  
GROSNICK MARTIN  
PO BOX 150  
DENALI PARK AK 99755

310-52-011-014  
RAFFAELLI ROBIN  
PO BOX 164  
DOLLAR BAY MI 49922

310-52-011-015  
WALTERS KEITH & PATRICIA  
PO BOX 61  
COPPER HARBOR MI 49918

310-52-011-015-001  
COLTAS PETER & KELLY  
BOX 55  
COPPER HARBOR MI 49918

310-52-011-016  
GROSNICK WARD MELVIN  
30526 SIEVI RD  
CALUMET MI 49913

310-52-011-018  
KAUPPI DONALD & PEGGY  
COPPER HARBOR MI 49918



# KEWEENAW COUNTY ZONING BOARD OF APPEALS ZONING VARIANCE REQUEST

**Application Fee is \$250.00**

Date 12-14-12		Parcel ID Number 42-310-52-011-005		<b>ALL INFORMATION IS REQUIRED</b>			
Property Owner(s) Name RAY CAMBERLAIN AND JANET BARNES / JBRC LLC				Applicant(s) Name KYLE OJA			
Mailing Address 1047 HARBOR ST				Mailing Address 54560 HWY M203			
City COPPER HARBOR		State MI	Zip Code 49918	City HAWCOCK		State MI	Zip Code 49931
Day Phone 906-289-4711		Evening Phone SAME		Day Phone 906-482-8965		Evening Phone 906-370-8959	

**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 RS-1		Property Address SAME AS ABOVE			Total Acreage	
Location of Property: NORTH SIDE OF HARBOR STREET		side of Road	Between WEST OF 10th STREET		and Roads	

<u>Type of Request</u>		Article and/or Section of the Zoning Ordinance being appealed	
<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 Section Subsection	

Variance requested (The difference between what is required and what is proposed)  
 The zoning ordinance requires a 50' setback from water edge of Lake Superior, The owner proposes to rebuild home using the existing corner location of the garage/apartment that is on site. The existing setback is 15'.

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. Because the shoreline bends to the south it makes the west lot line only about 51' long. This does not allow for the 50' setback from water edge. The owner proposes to remove the existing building and rebuild the new home no closer than the 15' that is existing.

**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):	
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**DO NOT WRITE BELOW THIS LINE - KEWEENAW COUNTY USE ONLY**

Date Received Feb 7, 2013	Application Fee TBD 4 2013 PH	Receipt Number -	Case Number 2012 12 16+17
Zoning Administrator Signature & Date 		2/8/2013	
Publication Date Feb 9, 2013	Date Notices Mailed Feb 8, 2013	Public Hearing Date Feb 25, 2013	Other - online Feb 8, 2013

Supplemental Information  
Zoning Board of Appeals Case No. 2012 12 110+17

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?

Please see attached sheet for answers,

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: 

Printed Name: KYLE T. OSTA

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



# KEWEENAW COUNTY ZONING BOARD OF APPEALS ZONING VARIANCE REQUEST

Application Fee is **\$250.00**

Date <b>2/1/13</b>		Parcel ID Number <b>42-316-52-011-005</b>		<b>ALL INFORMATION IS REQUIRED</b>			
Property Owner(s) Name <b>RAY CHAMBERLAIN / JANET BARNEJ / JDRCLC</b>				Applicant(s) Name <b>KYLE OJA</b>			
Mailing Address <b>1647 HARBOR ST</b>				Mailing Address <b>54560 HWY M203</b>			
City <b>COPPER HARBOR</b>		State <b>MI</b>	Zip Code <b>49918</b>	City <b>HANCOCK</b>		State <b>MI</b>	Zip Code <b>49930</b>
Day Phone <b>906-289-4711</b>		Evening Phone <b>SAME</b>		Day Phone <b>906-482-8965</b>		Evening Phone <b>906-370-8959</b>	

**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 <b>RS-1</b>		Property Address <b>SAME AS ABOVE</b>			Total Acreage	
Location of Property: <b>NORTH SIDE OF</b>		side of <b>HARBOR ST.</b>	Road	Between <b>WEST OF 10th Street</b>		and Roads

<u>Type of Request</u>		Article and/or Section of the Zoning Ordinance being appealed	
<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 <b>V</b> Section <b>5.2</b> Subsection <b>TABLE 5.3</b>	

Variance requested (The difference between what is required and what is proposed)  
*The zoning ordinance requires a 25' setback from the KCRC right-of-way. Our requested variance will maintain a minimum of 10' setback from right of way*

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 separate sheet for answer*

**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):	<i>[Signature]</i>
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**DO NOT WRITE BELOW THIS LINE - KEWEENAW COUNTY USE ONLY**

Date Received <b>Feb 7, 2013</b>	Application Fee <b>TBD 4 2nd PH</b>	Receipt Number <b>—</b>	Case Number <b>20121216+17</b>
Zoning Administrator Signature & Date			<b>2/8/2013</b>

Publication Date <b>Feb 9, 2013</b>	Date Notices Mailed <b>Feb 8, 2013</b>	Public Hearing Date <b>Feb 25, 2013</b>	Other <del>on line</del> <b>Feb 8 2013</b>
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Supplemental Information  
Zoning Board of Appeals Case No 2012 12 14+7

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?

please see attached sheet for answers.

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

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

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

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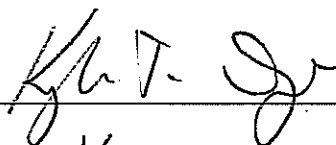
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5. Explain why the requested variance is not due to the actions of the applicant, owner, or their predecessors.

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Signed:   
Printed Name: KYLE T. OJA

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

## Supplemental Information Answers

### RE: Water front Setback and Right of Way 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 reasons for seeking this variance.**

After discussions with board members and neighbors we have come to the understanding that a 10 foot setback from the county right-of-way is common for this area. To the general public it would not be an unusual distance from the street and will allow adequate room for the road commission to perform general maintenance. It also maintains enough room along the street for any future improvements to village infrastructure. Because of the location of the existing building, the nearby landowners are accustomed to seeing a structure only 12 feet from the water front. The intent is to not encroach any closer than the existing building setback with the new foundation walls. We believe that a comfortable home can be built on this piece of property when these variances are granted.

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

Strict compliance with the Zoning Standard on this particular piece of property would make it difficult to build a home because of the lot size and shape. The total length of the west lot line is only about 68 feet which would not allow for any structures because of the combined setbacks of 75 feet. The existing building that is on this property is within the county right-of-way and the waterfront setbacks.

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

We believe that the requested variance is fair to the applicant and the other property owners because a 10 foot right-of-way setback is considered common in this area. Several other properties in the neighborhood have buildings inside of the required 25 foot setback. Currently there are structures on other nearby properties that are built within the 50 foot water front setback area also. Many of the local residents are accustomed to seeing structures within both of the setback areas so it would be fair to all to grant the requested variances.

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

As a second attempt, this is a modified lesser request to build a comfortable home on a property that is challenging in its unique size and shape.

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

The fact that Harbor Street is a dead end road is one unique part of this property. Any public traffic or KCRC snow plow activity is very slow moving in this area which should help this variance request. Another unique fact is that the applicant owns all the neighboring property to this particular lot except for the lot on the west side. The requested variance will not directly affect the safety of the current neighboring property owners as they travel this street. The irregular shape of this property is also unique because it is only about 68 feet deep along the west edge. It tends to force any new building into the setback areas along the right-of-way and the waterfront.

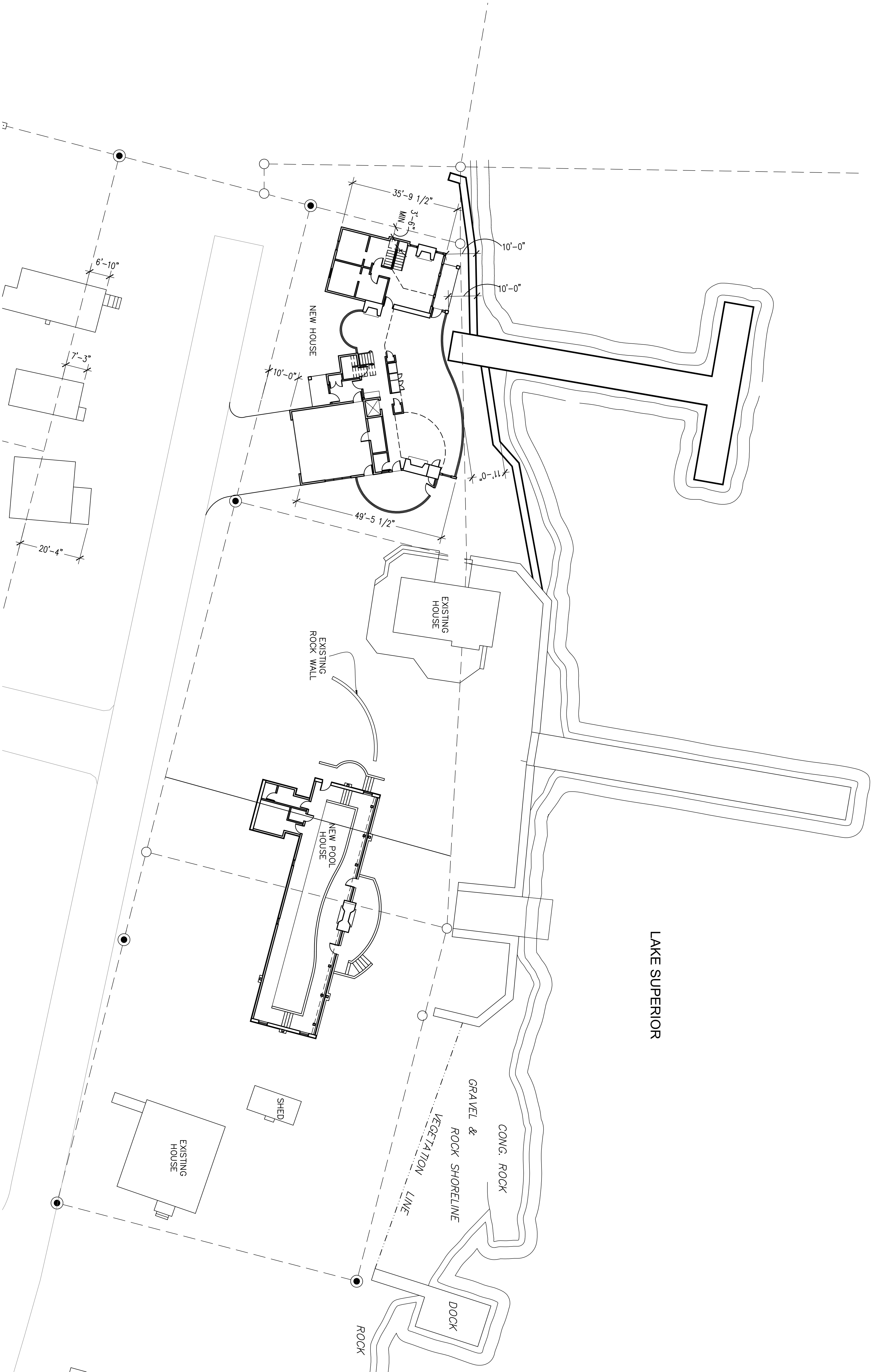
**5. Explain why the requested variance is not due to the actions of the applicant, owner, or their predecessors.**

The requested variance is only to allow enough space to build a home with an attached garage on this irregular shaped piece of property. The shape, size, and distance between the water and the street are the determining factors why the variance requests are necessary to build a new home on this property. The existing dock, building, and boat winch system are evidence that this property has been used for decades in the same fashion that the current owners would like use it but with modern upgrades to the dock and building.

Barnes /  
 Chamberlain  
 Residence  
 Grant township  
 Keweenaw, MI.

GAETZ ARCH

Schematic Design  
 Not for Construction



1 SITE PLAN  
 A-0 SCALE: 1/8" = 1'-0"

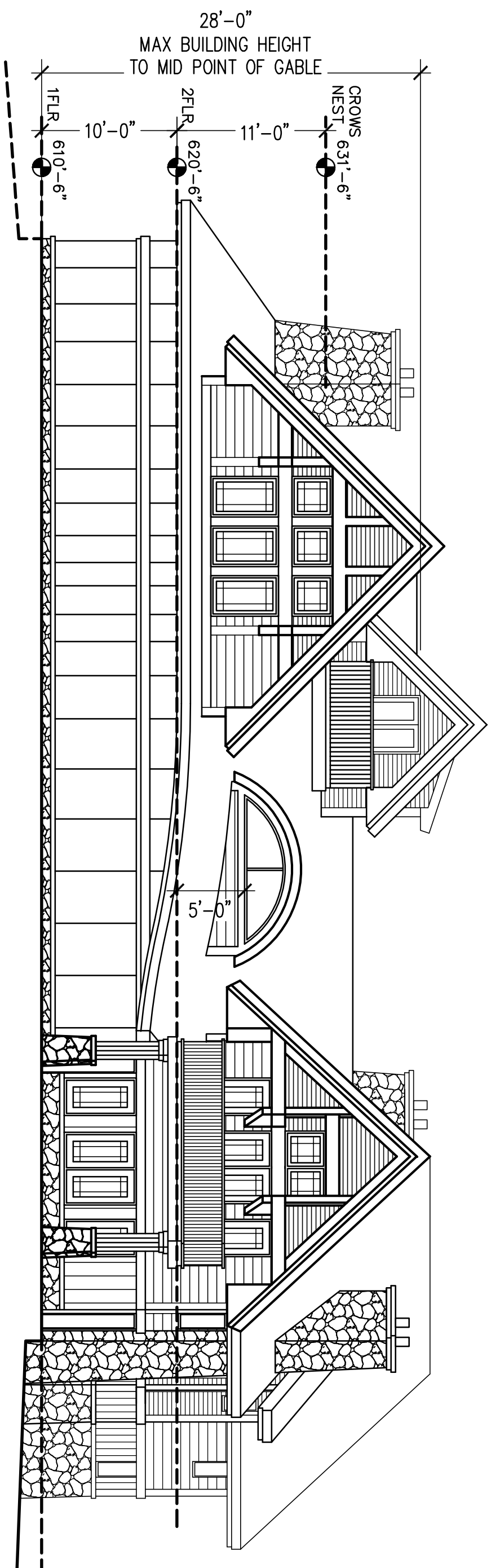
NAME	REC. NO.
SIGNATURE	
DATE	02/01/13
CONTRACT #	
DRAWN	
CHECKED	
REVISIONS	

Site Plan

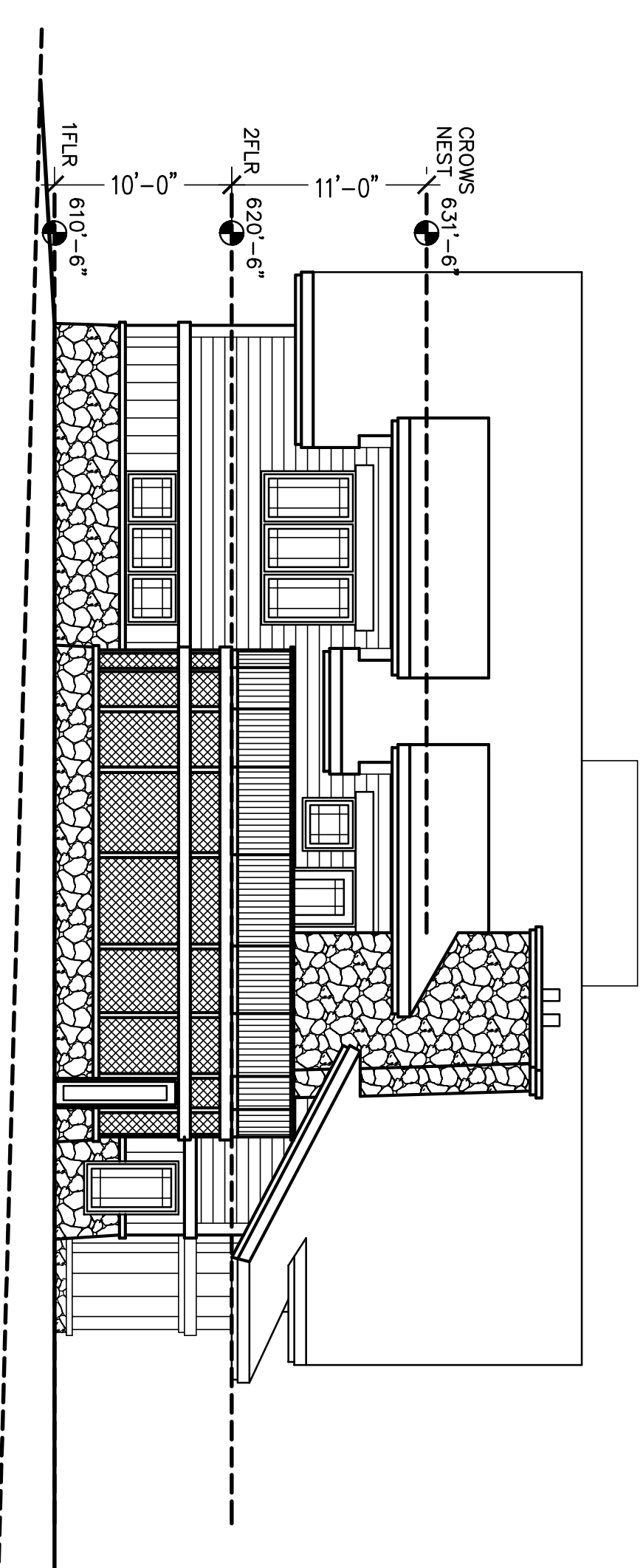
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GAETZ ARCH

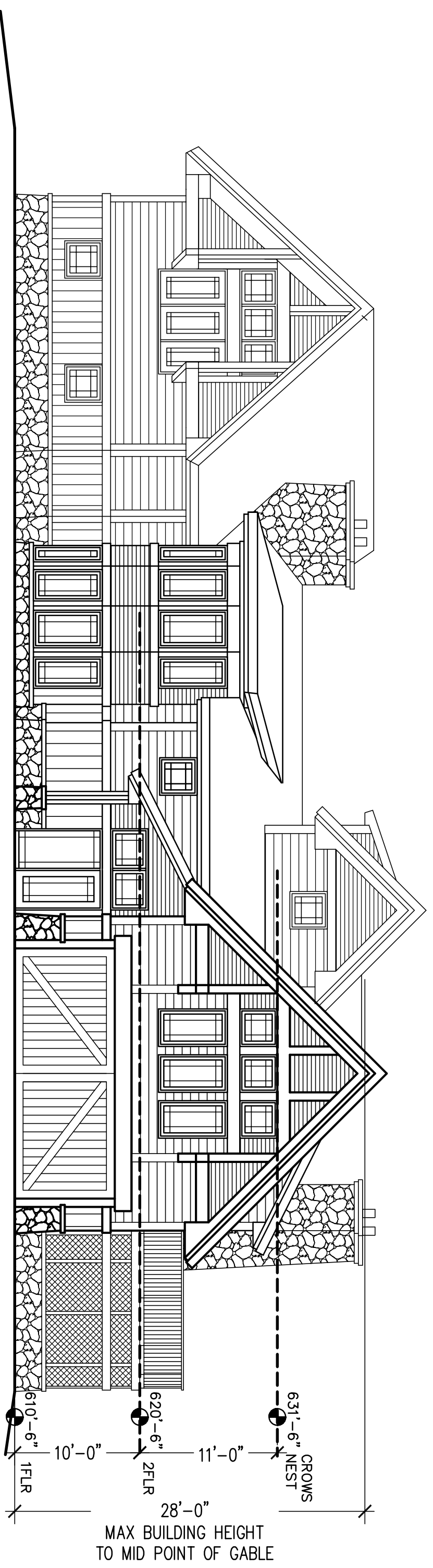
Schematic Design  
Not for Construction



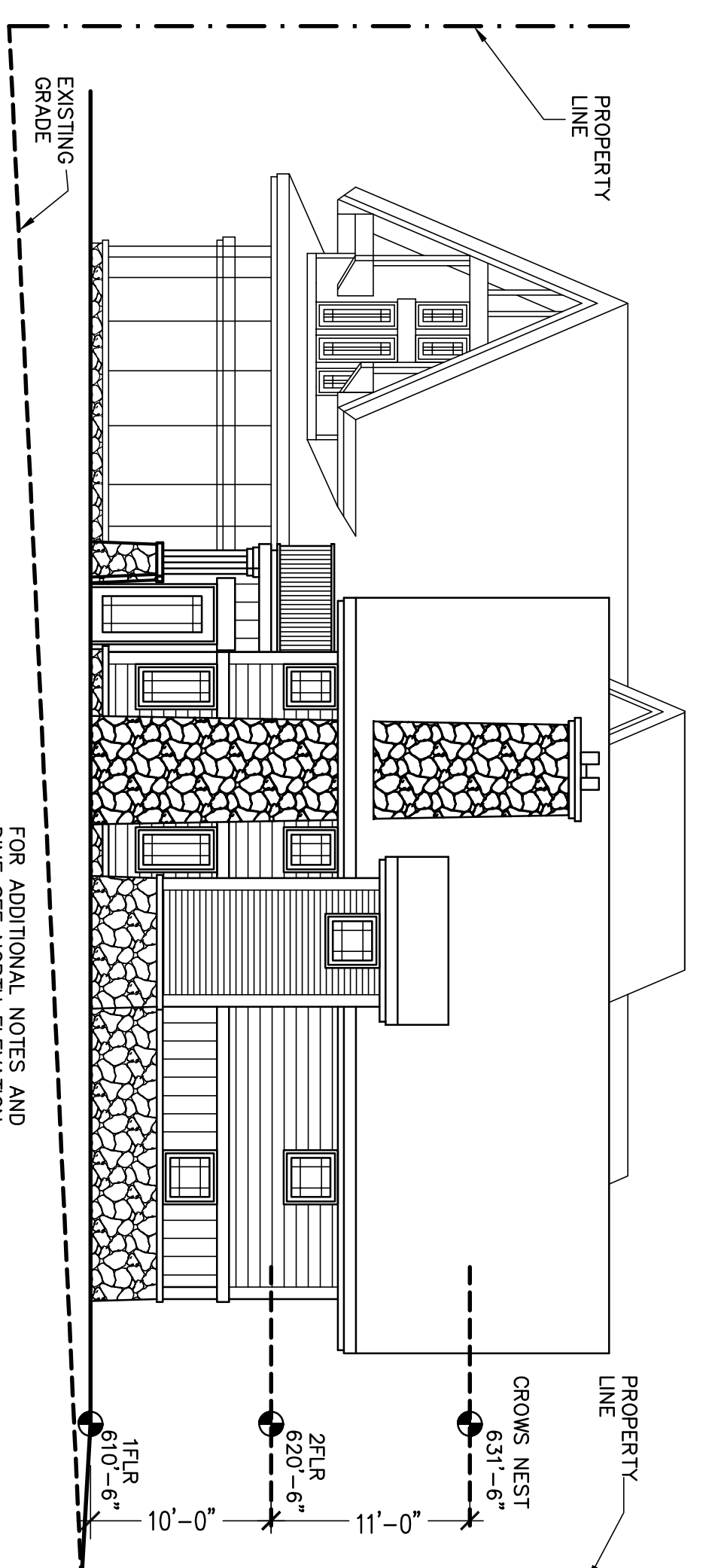
Ⓐ NORTH ELEVATION  
FOR ADDITIONAL NOTES AND DIMS SEE NORTH ELEVATION



Ⓓ EAST ELEVATION  
FOR ADDITIONAL NOTES AND DIMS SEE NORTH ELEVATION

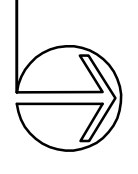


Ⓑ SOUTH ELEVATION  
FOR ADDITIONAL NOTES AND DIMS SEE NORTH ELEVATION



Ⓒ WEST ELEVATION  
FOR ADDITIONAL NOTES AND DIMS SEE NORTH ELEVATION

1 EXTERIOR ELEVATIONS  
A-41 SCALE: 1/8" = 1'-0"



I HEREBY CERTIFY THAT THIS IS AN  
SPECIFICATION, OR REFERENCE WAS  
MADE TO SAID A DAILY REGISTERED  
UNDER THE ARCHITECT  
THE STATE OF MINNESOTA

NAME \_\_\_\_\_ REG. NO. \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE 02/01/13

CONTRACT # \_\_\_\_\_

DRAWN \_\_\_\_\_

TC \_\_\_\_\_ CHECKED \_\_\_\_\_

DATE \_\_\_\_\_

BY \_\_\_\_\_

DATE \_\_\_\_\_

BY \_\_\_\_\_

DATE \_\_\_\_\_

BY \_\_\_\_\_

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BY \_\_\_\_\_

DATE \_\_\_\_\_

BY \_\_\_\_\_

DATE \_\_\_\_\_

A-41

Fact Sheet / Zoning Administrator's Report  
JBRC, LLC January 2013  
Site Visit 21st, by appointment & Public Hearing 25<sup>th</sup> 6:00 PM

Property Address: 1047 Harbor St, Grant Township.  
Parcel Number 42-310-52-011-005  
Property Owner: Ray Chamberlain & Janet Barnes/ JBRC LLC  
Applicant: Kyle T Oja  
Applicant Contact: 906-482-8965  
Public Hearing: February 25, 6:00 PM  
Location: Keweenaw County Courthouse, Courtroom  
Parcel is zoned: RS 1

Summary:

Janet Barnes and Ray Chamberlain aka JBRC LLC, have an Authorized Agent Kyle Oja, from MJO to apply for variance requests for 1047 Harbor Street, Copper Harbor, Legal Description: Lot 5 block 11. RS1 has a setback from the water of 50', a right of way setback of 25'.

There is no need for a variance regarding the lot coverage. The initial request for a height variance is not necessary with the redesign. The height to the midline of the roof on the top level is 28' with the height to the peak being 34feet. The lot depth is approx 80 feet at the west end with an average depth of 92'. Their desire is to take down an existing 28'x32' two story garage/apartment and construct a new home & garage. The distance from the NW corner of the existing structure to the water is extremely close. Elevations and the site plan are enclosed. Kyle has stated that at no point will the encroachment on the waterfront be any nearer than the NW corner and will follow the contour of the shoreline at a more reasonable distance. There is municipal water and sewer on the property.

The two variance requests are as follows:

1. **Setback from the water**, using an existing apartment/garage corner as the new construction starting corner. Then angling with the shore line toward the East and stopping on a line behind another existing structure. Construction on a seawall and new dock will begin this spring. Shoreline erosion will not be an issue.
2. **Setback from the Right of way** The average setback in Copper Harbor is 10' on secondary streets. There exists numerous structures in town currently inside the right of way. The redesign of the home maintains a ten foot setback from the right of way.

Respectfully Submitted,

Ann Gasperich  
Zoning Administrator

ZONING BOARD OF APPEALS  
JBRC, LLC Copper Harbor Michigan  
February 25, 2013

Your Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Resident Township: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Yes / No      I own property within 300' of the JBRC parcels (Circle One)

\_\_\_\_\_ I wish to speak in favor of

\_\_\_\_\_ I wish to speak in opposition to

General Sentiment:

Public Comments will be limited to three (3) minutes per person

ZONING BOARD OF APPEALS  
JBRC, LLC Copper Harbor Michigan  
February 25, 2013

Your Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Resident Township: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Yes / No      I own property within 300' of the JBRC parcels (Circle One)

\_\_\_\_\_ I wish to speak in favor of

\_\_\_\_\_ I wish to speak in opposition to

General Sentiment:

Public Comments will be limited to three (3) minutes per person

Keweenaw County  
Zoning Board of Appeals  
Agenda – February 25, 2013

Call meeting to order 6:00 p.m.

Pledge of allegiance to the American Flag

Roll Call:           James Vivian Jr., Chairman  
                      Frank Kastelic, Vice Chair  
                      Pauline Johnson, Member  
                      Jon Soper, Planning Commission Member  
                      Steve Peters, Member

Motion to accept the Agenda

Motion to approve the Minutes – January 24, 2013 Public Hearing,

Administrative Comments –

Introduce of Guests: Kyle Oja, Janet Barnes & Ray Chamberlain.

Open the Public Hearing regarding the setback variances requested by  
Kyle Oja for JBRC, LLC

Public Comment -- Property Owners within 300' \*\*  
                          In Support –  
                          In Opposition -

Written Comments Property Owners within 300' read from the Chair  
                          In Support –  
                          In Opposition –

Public Comment from Interested or affected  
persons/organizations\*\*  
                          In Support --  
                          In Opposition --

ZBA Questions through the Chairman --

Close Public Hearing

BOARD DISCUSSION –

FINDING OF FACT – the findings of fact are reviewed individually.

DECISION –

Around the table

Adjournment