



City Hall  
208 North First Avenue  
Alpena, Michigan 49707  
[www.alpena.mi.us](http://www.alpena.mi.us)

---

## ***Planning & Development***

---

### **City of Alpena Zoning Board of Appeals**

Regular Meeting

Wednesday April 27, 2022, @ 5:00 p.m.

This meeting will be held in Council Chambers as well as virtually.

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/CityofAlpena/zoning-board-of-appeals>

You can also dial in using your phone:

United States: +1 (571) 317-3122

Access Code: 788-887-717

### **AGENDA**

CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Meeting February 23, 2022

PUBLIC HEARING AND ZBA ACTION:

Case # ZBA 22-01 – 800 S First Ave – Dimensional Variance Request

BUSINESS:

UNFINISHED:

NEW:

COMMUNICATIONS OR REPORTS:

CONTINUING EDUCATION:

PUBLIC COMMENT:

MEMBERS COMMENTS:

ADJOURNMENT:

MINUTES  
City of Alpena Zoning Board of Appeals  
Regular Meeting (Council Chambers and Virtual)  
February 23, 2022

CALL TO ORDER:

The regular meeting of the Zoning Board of Appeals was called to order at 5:00 pm by Chairman Bray.

ROLL CALL: ZONING BOARD OF APPEALS

PRESENT: Bray, Guest, Lewis, Keller, Kostelic

ABSENT: Broers

STAFF: Montiel Birmingham (Planning, Development and Zoning Director), Kathleen Sauve (Recording Secretary)

APPROVAL OF AGENDA:

Agenda was approved with one corrections – Move the Approval of Minutes from New Business to after the Roll Call.

APPROVAL OF MINUTES:

Minutes of January 26, 2022 were approved as printed.

PUBLIC HEARING AND BOARD ACTION: None.

UNFINISHED BUSINESS:

Second reading of amended By-Laws – all the new amendments to the original by-laws dated June 15, 1989, are reviewed and discussed amongst the board.

Lewis ***motions*** to approve the amended By-Laws with the addition of reciting the Pledge of Allegiance following the attendance roll call.

Guest ***seconds*** the motion to approve.

Motion ***approved*** by vote of 5-0.

NEW BUSINESS: None.

COMMUNICATIONS: None.

REPORTS: None.

PUBLIC COMMENT: None.

MEMBERS COMMENTS: None.

ADJOURNMENT:

With no other business to discuss, Chairman Bray adjourned the meeting at 5:20 pm.

---

Alan Guest, Secretary

---

Dennis Bray, Chairman

## FINDINGS OF FACT DIMENSIONAL VARIANCE REPORT

**APPLICANT:** THOMAS TUURI – 800 S FIRST AVE  
**REQUEST:** DIMENSIONAL VARIANCE - REDUCED REAR SETBACK  
**DISTRICT:** R-2  
**REVIEW DATE:** 4/13/2022  
**REPORT:** ZBA 22-01

**Summary of Request:** Applicant would like to construct a 16x30 attached garage to existing home for storage of vehicles and lawn equipment. A rear setback of 15' is requested, while 25' is required.

### **VARIANCE STANDARDS: SECTION 8.5**

---

**DIMENSIONAL VARIANCE STANDARDS:** The ZBA may grant dimensional variances when the applicant demonstrates in the official record of the hearing that the strict enforcement of this Ordinance would result in practical difficulty. To establish practical difficulty, the applicant must establish all of the following:

1. The need for the requested variance is due to unique circumstances or physical conditions of the property involved that do not apply generally to other properties in the surrounding area, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic hardship;

**ZA Response:** The property is not rectangular in shape like a significant portion of the City; corner lots along Baldwin and Campbell in particular, due to the angled streets, have oddly shaped lots. Current setbacks are based on most common rectangular lot width and depth.

2. Strict compliance with the regulations governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome;

**ZA Response:** Typical two stall garage size is 18x20. Applicant has reduced the width to 16' to maintain the side yard setback of 6'. Proposed length is 30' which extends 10' into the rear yard setback requirement.

3. Whether granting the requested variance would do substantial justice to the applicant as well as to other property owners in the district, or whether granting a lesser variance than requested would give substantial relief to the property owner and be more consistent with justice to other property owners;

**ZA Response:** Setback request is not substantial in nature and granting it would have no effect in regard to relief or injustice.

---

## *Planning, Development, & Zoning*

---

4. The need for the requested variance is not the result of action of the property owner or previous property owners (self-created).

**ZA Response:** Need for variance is due to placement of home on the lot, location of utilities, and location of driveway; garage would fit on the opposite side of the yard, but is not adequate from a home entry standpoint, current driveway positioning, and would require City expense for new curb cuts. Home placement followed zoning setbacks when built.

5. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district and will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Alpena

**ZA Response:** No adverse impact anticipated; addition of attached garage will increase the property value and will enhance the site due to limiting outdoor storage.

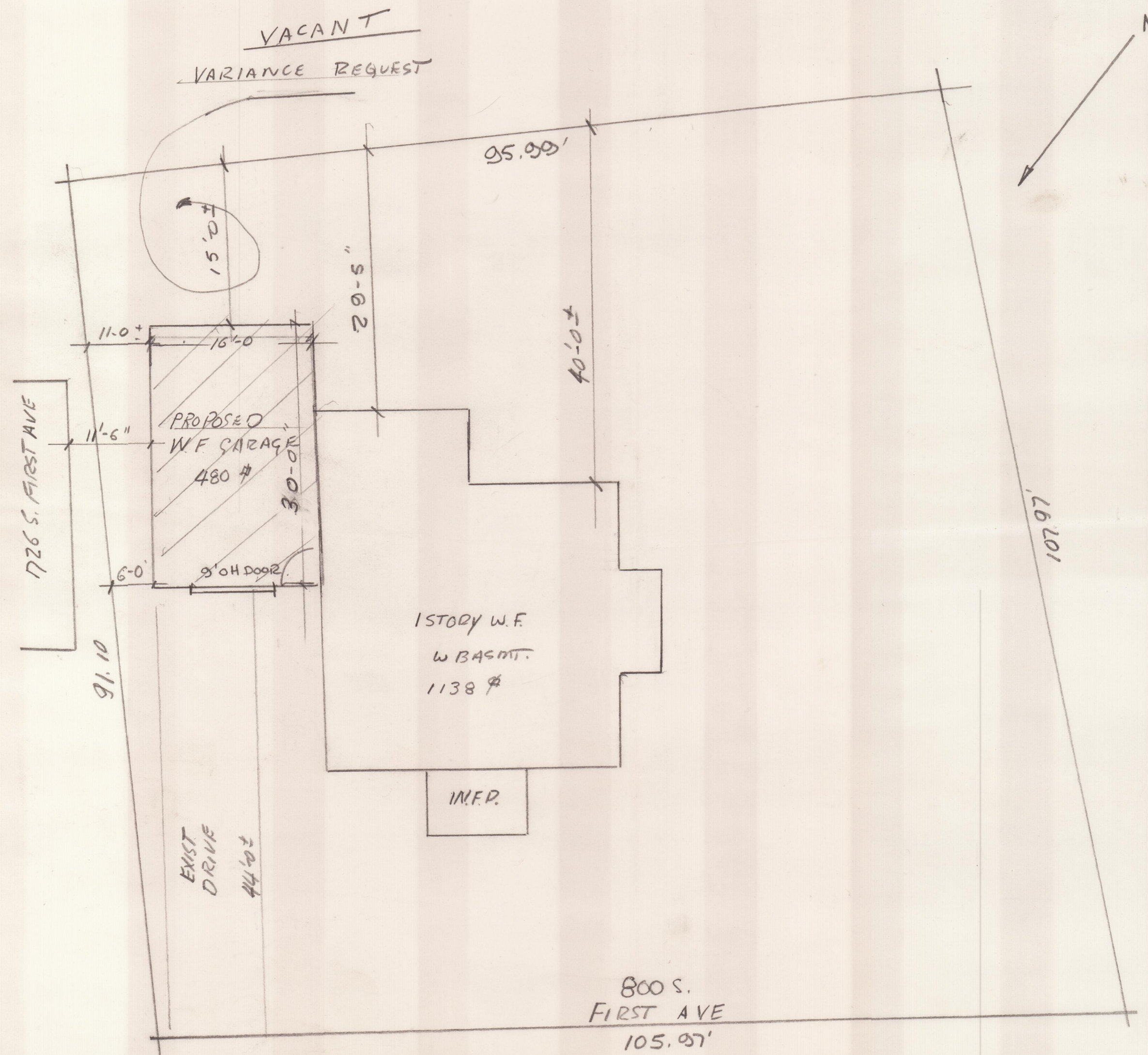
## **ADDITIONAL NOTES**

---

### **Objections Received:**

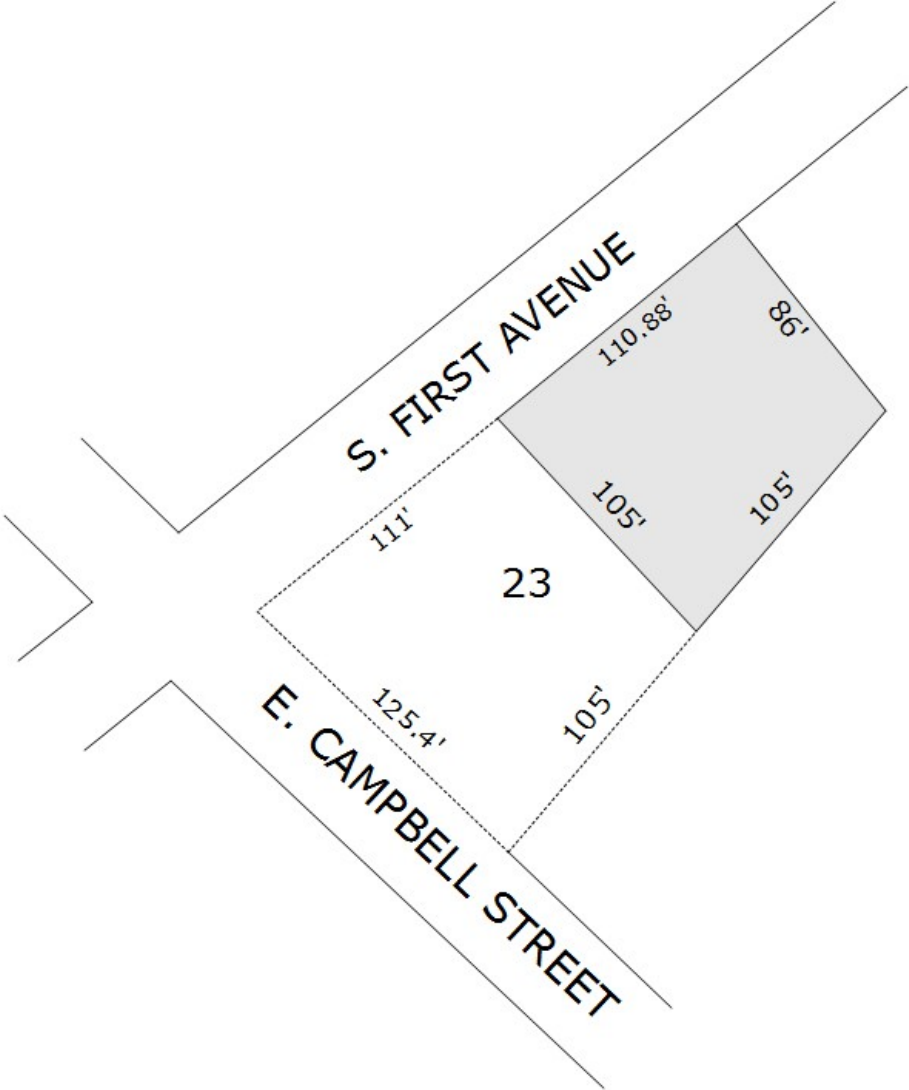
No objections to the variance request have been received.





800 S. FIRST AVE ALPENA MI.		
SCALE: 3/32" = 1'-0"	APPROVED BY: <i>[Signature]</i>	DRAWN BY: <i>[Signature]</i>
DATE: 4/15/2022		REVISED: 4/15/2022
PROPOSED GARAGE		
<i>[Signature]</i>		DRAWING NUMBER





NORTH



1" = 80'

093-417-000-137-00

Sketch by Apex Sketch

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

800 S First Ave – Aerial view and Photos

