

MINUTES
City of Alpena Zoning Board of Appeals
Regular Meeting (Council Chambers and Virtual)
April 27, 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, Broers, Kostelic

ABSENT: Keller

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

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

Bray explained the duty of the Zoning Board of Appeals and the purpose of the meeting.

APPROVAL OF AGENDA: Agenda was approved as printed.

APPROVAL OF MINUTES: Minutes of the February 23, 2022 were approved as printed.

PUBLIC HEARING AND BOARD ACTION: Case # ZBA 22-01 – 800 S. First Avenue – Thomas Turri, applicant, has requested a ten-foot dimensional variance to construct a 16 foot by 30-foot attached garage to an existing home for storage of vehicles and lawn equipment; a rear setback of 15 feet is requested, while 25 feet is required.

Notices were sent to all property owners within 300 feet of the subject property.

Birmingham presented the board with the Findings of Fact report.

FAVOR: Thomas Turri, subject property owner, addressed the board stating that he and his wife also own and live at the home next door at 726 S. First Avenue, which is 2700 square feet. When they purchased the property at 800 S. First Avenue, it was ready to go into foreclosure and they intended to fix it up to use as a rental. He explained that he is a licensed contractor and residential builder; he gutted the house, renovated it and everything in it is new, inside and out. He stated that it did not have a garage on it, just a single lane driveway without enough adequate parking. After renovations, he and his wife liked it better than the current one they live in. With only 1200 square feet, it would be much less square footage with no outside storage, and they would need the storage space for yard equipment and such.

Guest inquired about the vacant lot behind Mr. Turri's property in question. Turri said that the back of the proposed new garage would face the back of the vacant lot.

Broers asked Gilmet for clarification on property line setbacks. Gilmet stated that the back yard setback is 25 feet, and the side lot setbacks are 14 feet in total – 7 feet and 7 feet, or 8 feet and 6 feet. Broers then asked if the closest would be 5 feet. Gilmet said that the Zoning staff are allowed to give a one-foot variance on any dimension without ZBA approval, but anytime someone builds within 5 feet of the property line, they must have fire blocking; front yard setback is 20 feet.

Turri gave history on what he has done to the house; he essentially tore everything out and started new with all new windows, floors, footings, rewired, and replumbed. He said that he would not be able to sell it for the amount of money he has put into it.

OPPOSITION: None.

Public hearing closed at 5:17 pm.

Lewis ***motioned*** to approve the dimensional variance as requested.

Guest ***seconded*** the motion.

Motion ***passed*** by unanimous vote.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

COMMUNICATIONS OR REPORTS: None.

CONTINUING EDUCATION: None.

PUBLIC COMMENT: None.

MEMBERS COMMENTS: None.

ADJOURNMENT:

With no other business to discuss, Chairman Bray adjourned the meeting at 5:19 pm.

Alan Guest, Secretary

Dennis Bray, Chairman