



AGENDA
MARQUETTE CITY BOARD OF ZONING APPEALS
June 5, 2025, at 7:00 PM
Room 103, Municipal Service Center at 1100 Wright Street

MEETING CALLED TO ORDER

ROLL CALL

MINUTES OF March 6, 2025

ADDITIONS/DELETIONS FROM THE AGENDA

1. CITIZENS WISHING TO ADDRESS THE BOARD
2. PUBLIC HEARINGS
 - A. **02-VAR-06-25 – 347 E. Arch St. (PIN: 0170910):** David Martin and Steven Godfrey are seeking a 1.83-ft side yard variance and a 1.83-ft side yard variance from the City of Marquette Land Development Code to allow a 15-ft x 24-ft attached garage and attached carport with wall at 347 E. Arch St.
 - B. **03-VAR-06-25 – 101 S. Front St. (PIN: 0150940):** Marquette Vault LLC is seeking a 6% Required Building Line (RBL) length variance from the City of Marquette Land Development Code to allow for the building façade to be built at 69% of the RBL in the General 5 sub-district of the Marquette Downtown Form-Based Code zoning district, whereas the code requires that a building façade must be built to the RBL for at least 75% of the RBL length at 101 S. Front St.
3. UNFINISHED BUSINESS
4. NEW BUSINESS
 - A. Presentation to the City Commission
5. CITIZENS WISHING TO ADDRESS THE BOARD
6. BOARD MEMBER COMMENTS
7. ADJOURNMENT

Agenda Packets for the Board of Zoning Appeals are available at following location:
<https://marquette.novusagenda.com/Agendapublic/>

Public Comment:

A member of the audience speaking during the public comment portion of the agenda shall limit his/her remarks to 3 minutes.

**CITY OF MARQUETTE
BOARD OF ZONING APPEALS
OFFICIAL PROCEEDINGS
March 6, 2025**

MEETING CALLED TO ORDER

A regular meeting of the Marquette City Board of Zoning Appeals was called to order at 7:00 p.m. on Thursday, March 6, 2025, located in Room 103 of the Municipal Service Center, 1100 Wright St.

ROLL CALL

Present: Chair Ms. Dombrowski, Mr. Patrick, Ms. Wright, Mr. Neumann, Vice Chair Ms. Hill, and Zoning Official A. Landers.

Absent: None

MINUTES

It was moved by Mr. Patrick, seconded by Ms. Hill, and carried 5-0 to approve the minutes of December 5, 2024, as presented.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

It was moved by Mr. Neumann, seconded by Ms. Wright, and carried 5-0 to approve the agenda as presented.

ELECTION OF OFFICERS

CHAIR: Ms. Dombrowski was nominated. No other nominations.

VICE CHAIR: Ms. Hill was nominated. No other nominations.

It was moved by Ms. Wright, seconded by Mr. Neumann, and carried 5-0 to elect Ms. Dombrowski as Chair and elect Ms. Hill as Vice-Chair.

PUBLIC HEARINGS

01-VAR-03-25 – 1710 Harbour View Dr. (PIN: 1030030): Virginia Killough is seeking a 6.5-ft front yard variance, 2-ft side yard variance, and a 2.5-ft eave encroachment variance from the City of Marquette Land Development Code to allow a 10.5-ft x 12.6-ft partially enclosed pergola/accessory structure and eaves that encroach more than the maximum of 2.5-ft from the property line at 1710 Harbour View Drive.

A. Landers: The Board of Zoning Appeals is being asked to review an application for a 6.5-ft front yard variance, 2-ft side yard variance, and a 2.5-ft eave encroachment variance from the City of Marquette Land Development Code to allow a 10.5-ft x 12.6-ft partially enclosed pergola/accessory structure and eaves that encroach more than the maximum of 2.5-ft from the property line at 1710 Harbour View Drive. She referenced the staff report and attachments, and visuals from the agenda packet were shown.

Mr. Patrick: It says something about a building permit in the packet, do they need a building permit?

A. Landers: No, it does not require a building permit from the County.

Mr. Patrick: If it was just a raised garden bed and met the regulations then it would not need a variance.

A. Landers read the staff report that stated the regulations for raised planting beds in required yards.

Ms. Hill: Would this still be considered a pergola without the top rafters and if it was just the posts with the netting?

A. Landers: It would still be considered a partially closed accessory structure the way it was built.

Mr. Neumann asked for the best picture of the front yard to be shown on the screen.

Ms. Wright: There is really no place to put it, as there are trees everywhere else.

Mr. Neumann: I am trying to get a sense of how shaded the front yard is.

Ms. Wright: There is a big rock outcrop there as well.

Virginia Killough, the applicant at 1710 Harbour View Drive: This was the raised bed of my dreams. I have lived at this residence since we built the house 35 years ago. I have tried to garden all that time, and I was mostly defeated by shade and deer. It has been really difficult. In the winter of early 2023, I found the plans for this raised garden on Etsy and had Mike Potts build it for me. I called zoning because I never built anything on my property, so I wanted to make sure I was doing it right. The way I remember the conversation is that I said I understand it must be 15 feet back, and whoever I talked to, was a woman, said no it has to be 20 feet back. I remember being concerned about that because there used to be trees, and that area would tuck it back behind the trees. I thought the 20 feet setback meant from the road. Then I was told 3-ft from the side lot line. I thought we built it 6 feet from the lot line. I have been there ever since the subdivision was platted and to my knowledge there has never been a marker on that corner, so my neighbors and I always assumed it was farther over. I was totally surprised when the surveyor showed me differently. Anyway after the phone call I thought I was in the clear, so I saved up my money for a year and then the next year we built it, and that was last year. It was great, as I can stand up and garden in it, which has become important since I have some physical problems and cannot kneel and bend over as well. It worked well keeping the animals out. Half of it was sunny up by the road and the other part I did greens. She asked the staff to show her pictures on the screen. There was not any mention to me about 24 inches high. I need to have the fencing for the deer. In July of last year, we had that big windstorm, and the sentinel pine from my neighbor's yard came down and took two maple trees with it and crushed the top part of this. I would be able to rebuild on the base that is there. The posts on the corners are sunk, and Mike's crew had to dig out all the sod and put gravel in for the base. So, I would like to repair what is there.

Ms. Dombrowski: I know we talked about it before, but would there be another spot, like in the backyard or somewhere else?

Virginia Killough: Now that the trees fell there is a little more sun.

Mike Potts, 205 Newberry, and the contractor: From a mobility standpoint for the property owner

it is near the driveway, right now she gets around pretty well but we are all getting older. It is very friendly for an aging-in-place facility. She is trying to stay in her house as long as possible and this is a perfect structure for that.

Virginia Killough: When we were building it, my neighbors came by every day to see what was going on and really admired it. Everybody was so upset when it got crushed.

The board discussed with the applicant the area between the two big trees in the front, and that there was no location to place it there as there are rock outcrops, smaller trees, bushes, etc.

Ms. Hill: The only thing to do for proper gardening for another location would be to remove a bunch of trees.

Mr. Patrick: Or reroute the driveway.

Mr. Neumann: What is involved in repairing this?

Mike Potts: If it stays where it is, then it is just a matter of putting new corners on it, fencing, etc.

Mr. Neumann: So, the four corners that are sunk into the ground, you are just going to add new posts on top of it?

Mike Potts: Yes, and because there is a massive amount of dirt that was specifically bought and mixed, and shoveled in there, it would be a huge task to shovel the dirt out and move it 2-ft or whatever. The best-case scenario would be to rebuild it with the base where it is and put a new deer fence around it. The pergola tops were a decorative feature not structural exactly, we could end them at the wall and remove the eave overhang.

Chair Dombrowski opened the Public Hearing. No one wished to comment. Chair Dombrowski closed the Public Hearing.

The Board read each item in Section 54.1404(B)(5)(a. through j.) of the Land Development Code.

(a) Special Conditions and Circumstances Unique to the Land, Structure, or Building. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district;

Ms. Wright: I think this is unique unless you cut down all the trees.

Ms. Hill: Yeah, which trees are important for the watershed, ecosystem, and environment. Cutting down trees does not make sense.

Ms. Dombrowski: We have established that other areas of the parcel have rocks or other things going through there.

(b) Rights of Similar Properties in the Same Districts. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other similar properties in the same district under the terms of this Ordinance;

Ms. Hill: There are a lot of gardens and the right for someone to build something that

helps you age in place.

Ms. Wright: I agree, and the city is filled with deer.

Ms. Dombrowski: Agree that people like to garden and there is no other space within the yard.

(c) Not a Result of Actions of the Applicant. That the special conditions and circumstances do not result from the actions of the applicant;

Ms. Dombrowski: The applicant stated she felt she was doing things correctly.

Ms. Hill: And they called and asked questions, hard to understand the code, and may have been fed the wrong information.

Mr. Neumann: There is a reference to special conditions and circumstances which is a reference back up to (a). So, if we are referring to bedrock and trees which is the current condition of the property which has aesthetics to it and environmental function. Item (c) is not necessarily read as constructed something, but the situation of the property is not a result of the applicant.

Ms. Hill: No one seems to get their land surveyed before adding a garden to their property.

(d) Special Privileges Prohibited. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district;

Ms. Hill: This is not a solid structure, the trees are more dense.

Ms. Wright: I agree.

(e) Comparison to Other Lands, Structures, or Buildings Not a Factor. That no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Ms. Dombrowski: This is being reviewed as a stand-alone decision, this is met.

(f) Strict Compliance is Unnecessarily Burdensome. That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;

Ms. Wright: You would have to cut trees.

Ms. Hill: The current Land Development Code is geared toward trees maintaining and providing trees.

(g) Substantial Justice. That a variance would do substantial justice to the applicant, as well as to other property owners in the district (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more just);

Ms. Wright: Hard to garden anything smaller than that.

Ms. Hill: The deer are horrendous, and the mesh is important. If this was not constructed in the setback, we would not even be talking about it. The pergola is somewhat structural if you are growing vines, they will help support the walls from pulling into each other. The cross bracing would help, and plants are heavy.

Mr. Neumann: How I read this is, does this unfairly impact the neighbors?

Ms. Hill: I could see if the road was curved the other way then it might block the view while driving, but that is not the case.

Ms. Dombrowski: It does substantial justice to the applicant as well as not deferring any justice to anyone around them.

(h) Impact. That the proposed variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets; that the variance will not increase the hazard of fire or flood or endanger public safety; that the variance will not unreasonably diminish or impair established property values within the surrounding area; and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Ms. Wright: It does not impair any sunlight or air to the adjacent property.

Ms. Hill: No line-of-sight issues while driving.

(i) Minimum Variance Necessary. That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Ms. Wright: Do not see how you could make it any smaller.

Ms. Dombrowski: Where it sits on the property versus the property adjacent to it, it is within the front and side setbacks. This is the minimum.

(j) Purpose and Intent of the Land Development Code. That the granting of the variance, will be in harmony with the general purpose and intent of this Ordinance.

Ms. Dombrowski: The Land Development Code is trying to make a livable and sustainable community, being able to keep the trees and have a garden.

Mr. Neumann: With decisions as we are talking about very specific variances for a very specific structure, the written decision letter or the zoning permit will speak to the specifics of this structure, so 20 years from now a property owner does not put full sides on this structure and now there is a fully enclosed building. Or take a bunch of windows and turn it into a greenhouse.

A. Landers: Their proposal is specific to this structure in the photos that were submitted, and with a zoning compliance permit they would have to provide those specifics, and it would be compared to what was submitted and presented to the Board of Zoning Appeals.

Mr. Patrick: I think we stretched it on a through h on a number of them. If we never discussed vegetables or deer and just went with feet and inches this would not be approved. I am going to vote against it.

It was moved by Ms. Wright, seconded by Ms. Hill, and carried 4-1 that after conducting a public hearing and review of the STAFF REPORT/ANALYSIS for 01-VAR-03-25, the Board of Zoning Appeals finds that the request demonstrates the standards found in Section 54.1404(B)(5)(a. through j.) of the Land Development Code and hereby approves 01-VAR-03-25 as presented with the following condition that it is rebuilt to the specifics as before and as shown in the attached photos provided by the applicant, and it does not enclose any further.

Yes: Ms. Hill, Ms. Wright, Ms. Dombrowski, and Mr. Neumann.

No: Mr. Patrick.

ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

Respectfully Submitted,

Andrea Landers
Zoning Official
Community Development Department,
For the Board of Zoning Appeals



CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT STREET
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Andrea Landers, Zoning Official
DATE: May 28, 2025
SUBJECT: 02-VAR-06-25 – 347 E. Arch St. (PIN: 0170910)

The Board of Zoning Appeals is being asked to review an application for a 1.83-ft side yard variance and a 1.83-ft side yard variance from the City of Marquette Land Development Code to allow a 15-ft x 24-ft attached garage and attached carport with wall at 347 E. Arch St.

Please see the attached STAFF REPORT/ANALYSIS for more specific information regarding the application.

RECOMMENDED ACTION:

The Board of Zoning Appeals should conduct a public hearing, review the application, and render a decision on whether or not to grant the variance.

As always, it is highly recommended that any motion include finding of fact similar to the following:

*After conducting a public hearing and review of the STAFF REPORT/ANALYSIS for 02-VAR-06-25, the Board of Zoning Appeals (*finds/does not find*) that the request (*demonstrates/does not demonstrate*) the standards found in Section 54.1404(B)(5)(a. through j.) of the Land Development Code and hereby (*approves/denies*) 02-VAR-06-25*

...as presented.

...with the following conditions (e.g. with the _____ variance not to exceed _____ number of feet along the side yard, and _____ number of feet along the rear yard).

Or...

After conducting a public hearing and review of the STAFF REPORT/ANALYSIS for 02-VAR-06-25, the Board of Zoning Appeals does not find that the request demonstrates the standards found in Section 54.1404(B)(5) (a. through j.) of the Land Development Code. The applicant requested a _____ variance, which the facts show is not appropriate; however, a _____ variance is warranted by the facts and demonstrates the standards found in Section 54.1404(B)(5) (a. through j.) of the Land Development Code, and the Board of Zoning Appeals hereby approves 02-VAR-06-25 with the _____ variance.

STAFF REPORT/ANALYSIS

Completed by Andrea Landers – Zoning Official

Reviewed by David Stensaas – City Planner and Zoning Administrator



File #: 02-VAR-06-25

Date: May 29, 2025

Project/Application: Applicants are seeking a 1.83-ft side yard variance and a 1.83-ft side yard variance from the City of Marquette Land Development Code to allow a 15-ft x 24-ft attached garage and attached carport with wall.

Location: 347 E. Arch St.

Parcel ID: 0170910

Available Utilities: Natural Gas, Electricity, City Water, City Sewer, and Garbage Collection.

Current Zoning: MDR – Medium Density Residential

Surrounding Zoning:
North: MDR – Medium Density Residential
South: MDR – Medium Density Residential
East: MDR – Medium Density Residential
West: MDR – Medium Density Residential

Year Built: The main dwelling was built in 1895 and remodeled in 2003 according to the assessing records.

Sales: The applicants have owned the home since June 6, 2024.

Relationship to the Zoning District Standards (Staff Comments in Bold Text):

Section 54.402 Schedule of Regulations

Lot size: The minimum lot size in the MDR Zoning District is 4,500 square feet for a single-family home. **This parcel's lot size is +/- 7,500.**

Lot Width: The minimum lot width in the MDR Zoning District is 37.5 feet or a single-family home. **This parcel's lot width is +/- 50-ft.**

Front Yard: The minimum front yard requirement in the MDR Zoning District is 15 feet. **The proposal meets this.**

Side Yards: The minimum side yard requirements in the MDR Zoning District are a minimum of 5-ft and the 13-ft total of both sides for a single-family home. **The proposed attached garage is 3.167-ft from the side lot line, therefore a 1.83-ft side yard variance is requested.** The

STAFF REPORT/ANALYSIS

Page 2 of 5

proposed carport with wall is 3.167-ft from the side lot line, **therefore a 1.83-ft side yard variance is requested**

Rear Yard: The minimum rear yard requirement in the MDR district is 20 feet. **The proposed structures meet this requirement.**

Maximum Height: The maximum height requirement for primary buildings in the MDR Zoning District is 31.5 feet in height. **The proposed height is 16-ft 6-in per the application.**

Per Section 54.702 Permitted Encroachments into the Required Yard Setbacks:

(D) Unenclosed Balconies, Open Porches, Decks. Unenclosed balconies, open porches, carports and decks may project into a required yard setback by up to ten (10) feet provided they are at least five (5) feet from the rear lot lines, at least three (3) feet from the side lot lines, and at least five (5) feet from the front lot lines unless a different front yard setback for unenclosed balconies, open porches, and decks is permitted or required by Article 4.

(41) Carport: A carport is a covered structure consisting of a roof supported on posts used to offer limited protection to vehicles, primarily cars, from rain and snow. The structure can either be free standing or attached to a wall. Unlike most structures, a carport does not have four walls, and usually has one or two.

The proposal is to add a side wall to the carport, so it does not qualify for this section.

Section 54.705 Accessory Buildings and Structures

(A) Accessory Buildings and Structures in the Low Density Residential (LDR) District, Medium Density Residential (MDR) District, and Mixed-Use (M-U) District.

(1) Attached Accessory Buildings and Structures. Where the accessory building or structure is structurally attached to a main building, it shall be subject to, and must conform to, all yard regulations of this Ordinance, applicable to main building.

The proposal is to structurally attach the garage to the main building, therefore the side yard setbacks as stated earlier apply.

Relationship to the Land Development Code Variance Standards (Staff Comments in Bold Text):

54.1404 Variances and Appeals

(B) Variances. *The Board of Zoning Appeals may authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in practical difficulty in accordance with this Section. A variance from the terms of this Ordinance shall not be granted by the Board of Zoning Appeals unless and until all of the following are fulfilled:*

- (1) Application. *A complete written application for a variance is submitted.*

An application has been submitted.

- (2) Payment of Fees. *All fees, as set by the City Commission, must be paid by the applicant to cover the administrative costs of such application.*

The required fee has been submitted.

- (3) Notice of Public Hearing. *Notice of public hearing shall be given as in Section 54.1406.*

Notices have been made in accordance with Section 54.1406.

- (4) Public Hearing. *The public hearing shall be held. Any party may appear in person, or by a duly authorized agent or by attorney to act on behalf of the applicant.*

The public hearing is to be held on June 5, 2025.

- (5) Required Standards of Review. *The Zoning Board of Appeals shall make findings that a “practical difficulty” has been shown by the applicant by finding that all of the following requirements have been met by the applicant for a variance.*

- (a) Special Conditions and Circumstances Unique to the Land, Structure, or Building. *That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district;*

TBD by the Board of Zoning Appeals.

- (b) Rights of Similar Properties in the Same Districts. *That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other similar properties in the same district under the terms of this Ordinance;*

TBD by the Board of Zoning Appeals.

- (c) Not a Result of Actions of the Applicant. *That the special conditions and circumstances do not result from the actions of the applicant;*

TBD by the Board of Zoning Appeals.

- (d) Special Privileges Prohibited. *That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district;*

Similar properties have the same recourse available if the same situation were to arise, therefore, this is not considered to be a special privilege.

- (e) Comparison to Other Lands, Structures, or Buildings Not a Factor. That no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

This application shall stand on its own and not be precedent setting, nor shall other cases be used in the decision making.

- (f) Strict Compliance is Unnecessarily Burdensome. That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;

TBD by the Board of Zoning Appeals.

- (g) Substantial Justice. That a variance would do substantial justice to the applicant, as well as to other property owners in the district (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more just);

TBD by the Board of Zoning Appeals.

- (h) Impact. That the proposed variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets; that the variance will not increase the hazard of fire or flood or endanger public safety; that that the variance will not unreasonably diminish or impair established property values within the surrounding area; and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

TBD by the Board of Zoning Appeals.

- (i) Minimum Variance Necessary. That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

TBD by the Board of Zoning Appeals.

- (j) Purpose and Intent of the Land Development Code. That the granting of the variance, will be in harmony with the general purpose and intent of this Ordinance.

TBD by the Board of Zoning Appeals.

Additional Comments:

State Law provides that reasonable conditions may be placed on a variance request to ensure the health, safety, and welfare as well as, the social and economic well-being, of those who will use the land use or activity under construction, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

Attachments:

- Application
- Area Map
- Block Map
- Photos
- Location sketch with attachments

**CITY OF MARQUETTE
BOARD OF ZONING APPEALS
VARIANCE APPLICATION**



CITY STAFF USE

Parcel ID#: 0170910 File #: 02-VAR-06-25
Receipt/INV #: 930301 Check #: 4909 Received by and date: AML 5-8-25
Hearing Date: 6-5-25 Application Deadline (including all support material: 5-8-25
• Location Sketch prepared by a surveyor submitted: Y / N (fence height or % of construction variance N/A)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE VARIANCE REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

FEE SCHEDULE (We can only accept Cash or Check (Written to the City of Marquette))

- ☒ 1 or 2 Family Residential Units \$845
☐ Commercial and all others \$1,120

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the following information:

Board of Zoning Appeals page for filing deadline and meeting schedule
Excerpts from the Land Development Code

- **Section 54.1404:** Variances and Appeals
- Article 4 for setback and height information
- Article 9 for off street parking requirements

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: David Martin + Steve Godfrey
Address: 347 E Arch Street
City, State, Zip: Marquette, MI 49855
Phone #: 515-450-1130
Email: dmartin@dmartin.us

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

APPLICANT/OWNERS REPRESENTATIVE

Name: Wilbur Design + Construct
Address: 101 W Washington St. Suite 218
City, State, Zip: Marquette, MI 49855
Phone #: 906-458-4704
Email: jleestma@wilburdc.com

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

SURVEYOR

Name: TriMedia Address: 830 W Washington St City, State, Zip: Marquette, MI 49855
Phone #: 906-228-5125 Email: sbluse@trimediaee.com

*** A current survey (location sketch), prepared by a licensed surveyor and showing all existing and proposed construction must be submitted at least 20 business days prior to all public hearings involving dimensional variances.**

VARIANCES REQUESTED

- ☐ Fence
- ☐ Signage
- ☒ Parking (location, # of spaces, screening)
- ☐ Zoning (building size, placement, etc.)
- Size/lot coverage _____
 - Placement/Setbacks Setback for garage/carport _____
 - Height _____
- ☐ Other _____

PROPERTY INFORMATION

Location (Street Address): 347 E Arch Street

Zoning District: MDR

Total area of site: 7500 SF

Sq. ft. of Existing Building(s): 1820 SF

Sq. ft. of Proposed Building(s): 2940 SF

Number of floors: 1 Proposed Height: Garage 16'-6"

SETBACKS

	Please circle the appropriate direction	REQUIRED <i>Please fill in the distance</i>	PROVIDED/ PROPOSED <i>Please fill in the distance</i>
FRONT	N (S) E W	15'	No change
SIDE 1	N S (E) W	5'	3'-2"
SIDE 2	N S E (W)	8'	No change
REAR	(N) S E W	20'	No change

EXISTING/PROPOSED USE (Check all that apply)

Existing Use: MDR

Proposed Use: MDR

Multifamily and non-residential development must undergo a formal site plan review - See Section 54.1402 of the Marquette City Land Development Code.

PRACTICAL DIFFICULTY

- Unique circumstances applying to the property.
- Not adversely affecting adjacent properties.
- Need for variance was not self-created.
- Variance is the minimum necessary.
- Not general or recurrent nature.
- Will not alter the essential character of the area.

State law authorizes the Board of Zoning Appeals upon finding that there are practical difficulties in carrying out the letter of the law, to grant a variance. The Board of Zoning Appeals may impose conditions upon affirmative decisions. Any person having interest affected by the Board may appeal a decision to the Circuit Court within 30 days.

DESCRIPTION OF PROJECT

Specify proposed building style and materials, ultimate ownership, proposed timeline for work, etc. (Use another sheet of paper if necessary). Sketches showing facades, rooflines, window and door placement, etc. are encouraged but need not be professionally drawn - photos of similar construction may also be submitted.

Creating a front porch that mirrors + compliments the existing home. Adding an attached single stall garage/carport connected to the main house with a covered porch to allow the clients to mitigate the harsh weather/ample covered walking and leisure space. Also potential for future wind mitigation with screening on the east carport side

NO WORK - INCLUDING EARTHWORK CAN COMMENCE UNTIL A VARIANCE IS OBTAINED (APPLICATION SUBMITTAL DOES NOT GUARANTEE APPROVAL) AND A ZONING COMPLIANCE PERMIT IS ISSUED.

SEC 54.1404(B)(5):

The Zoning Board of Appeals shall make findings that a “practical difficulty” has been shown by the applicant by finding that all of the following requirements have been met by the applicant for a variance.

(a) **Special Conditions and Circumstances Unique to the Land, Structure, or Building.**

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district;

Petitioner's Response: A garage/carport addition at the front of the house
isn't feasible with regards to setbacks and home location
so moving the addition to the proposed location would allow
for single car access into the garage with another car
in the carport stacked in front of it

(b) **Rights of Similar Properties in the Same Districts.** That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other similar properties in the same district under the terms of this Ordinance;

Petitioner's Response: The variance request would not grant
the owner any rights that are not currently afforded to
other nearby properties

(c) **Not a Result of Actions of the Applicant.** That the special conditions and circumstances do not result from the actions of the applicant;

Petitioner's Response: None of the special conditions are a
result of the owners, the special conditions are a result
of the existing home placement on the site

- (d) **Special Privileges Prohibited.** That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district;

Petitioner's Response: Approving this variance will not confer
any special privileges, it will permit typical garage and
carport use similar to what neighboring property
owners currently enjoy

- (e) **Comparison to Other Lands, Structures, or Buildings Not a Factor.** That no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Petitioner's Response: The variance request is based on the
existing home's location on site, the narrow lot, and the
best location of the garage addition

- (f) **Strict Compliance is Unnecessarily Burdensome.** That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;

Petitioner's Response: With the home location, the proposed
garage and carport location would minimize setback
overage, maintain frontage and views of the south lot
area, and would not hinder future vehicles/clients

- (g) **Substantial Justice.** That a variance would do substantial justice to the applicant, as well as to other property owners in the district (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more just);

Petitioner's Response: The variance would enable safe and typical use of a single car garage and carport with ample space and a garage width that accommodates ADA requirements

- (h) **Impact.** That the proposed variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets; that the variance will not increase the hazard of fire or flood or endanger public safety; that that the variance will not unreasonably diminish or impair established property values within the surrounding area; and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Petitioner's Response: The variance will not negatively impact any of the factors mentioned above. It will not pose a danger to the public, obstruct light or air for neighbors, or affect property values in the surrounding area

- (i) **Minimum Variance Necessary.** That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Petitioner's Response: The variance is the minimal adjustment needed to ensure sufficient parking and access for a single-car garage and to accommodate any future owner who may require ADA-compliant access for entering and exiting vehicles safely

- (j) **Purpose and Intent of the Land Development Code.** That the granting of the variance, will be in harmony with the general purpose and intent of this Ordinance.

Petitioner's Response: Granting this variance would align with
the overall purpose and intent of the Land Development
Code.

SIGNATURE

I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted.
2. I desire to apply for the variance indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested variance would not violate any deed restrictions attached the property involved in the request.
4. I have read Section 54.1404 of the Land Development Code and understand the necessary conditions that must be completed and the consideration that will be given in making a decision on this petition.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that is does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Board of Zoning Appeals that may not necessarily be the next scheduled meeting due to notification requirements and Board of Zoning Appeals Bylaws.
7. I acknowledge that this form is not in itself an approval of the variance but only an application for a variance and is valid only with procurement of applicable approvals.
8. I authorize City Staff and the Board of Zoning Appeals members to inspect the site.

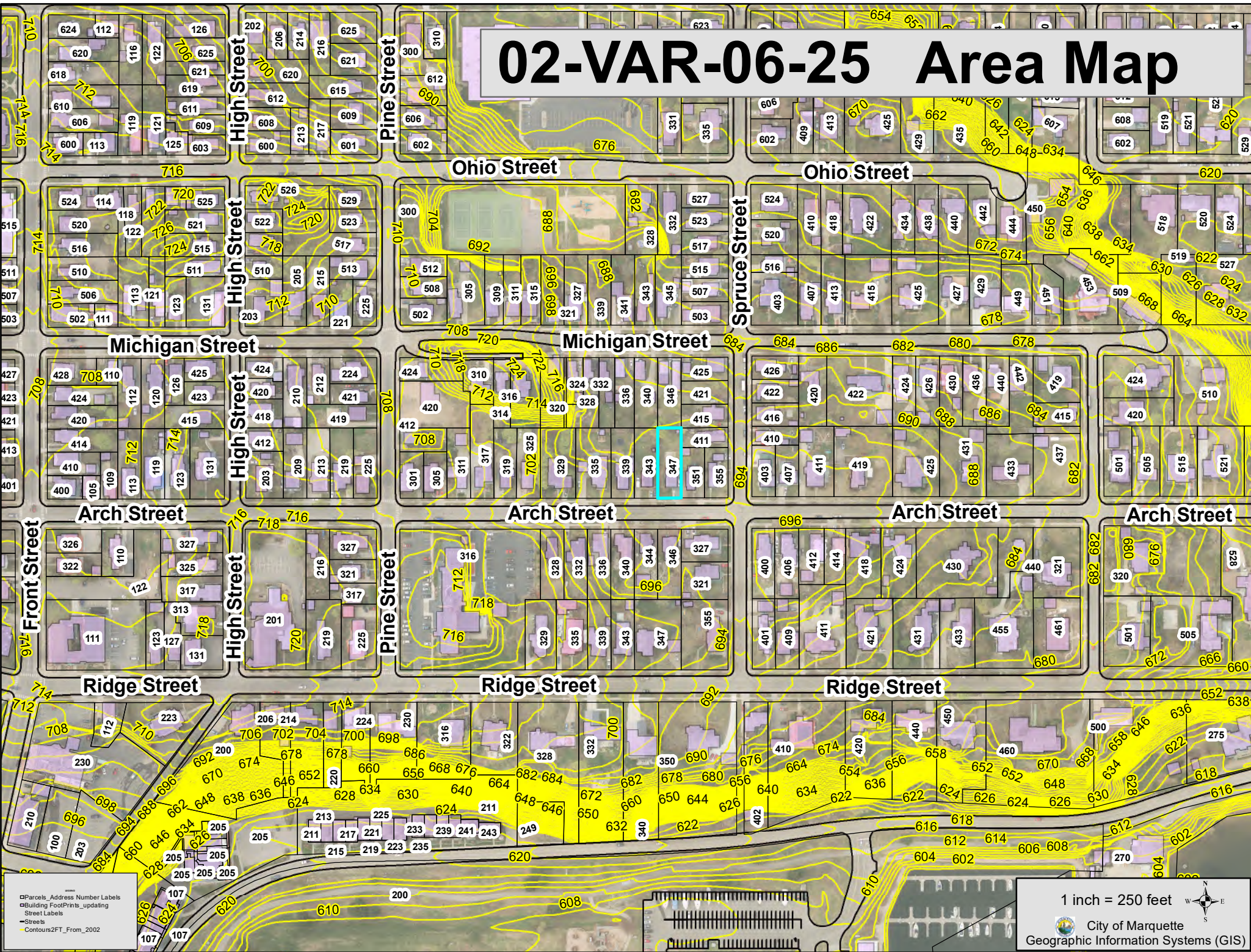
Property Owner Signature: _____

Date: 04.03.2025

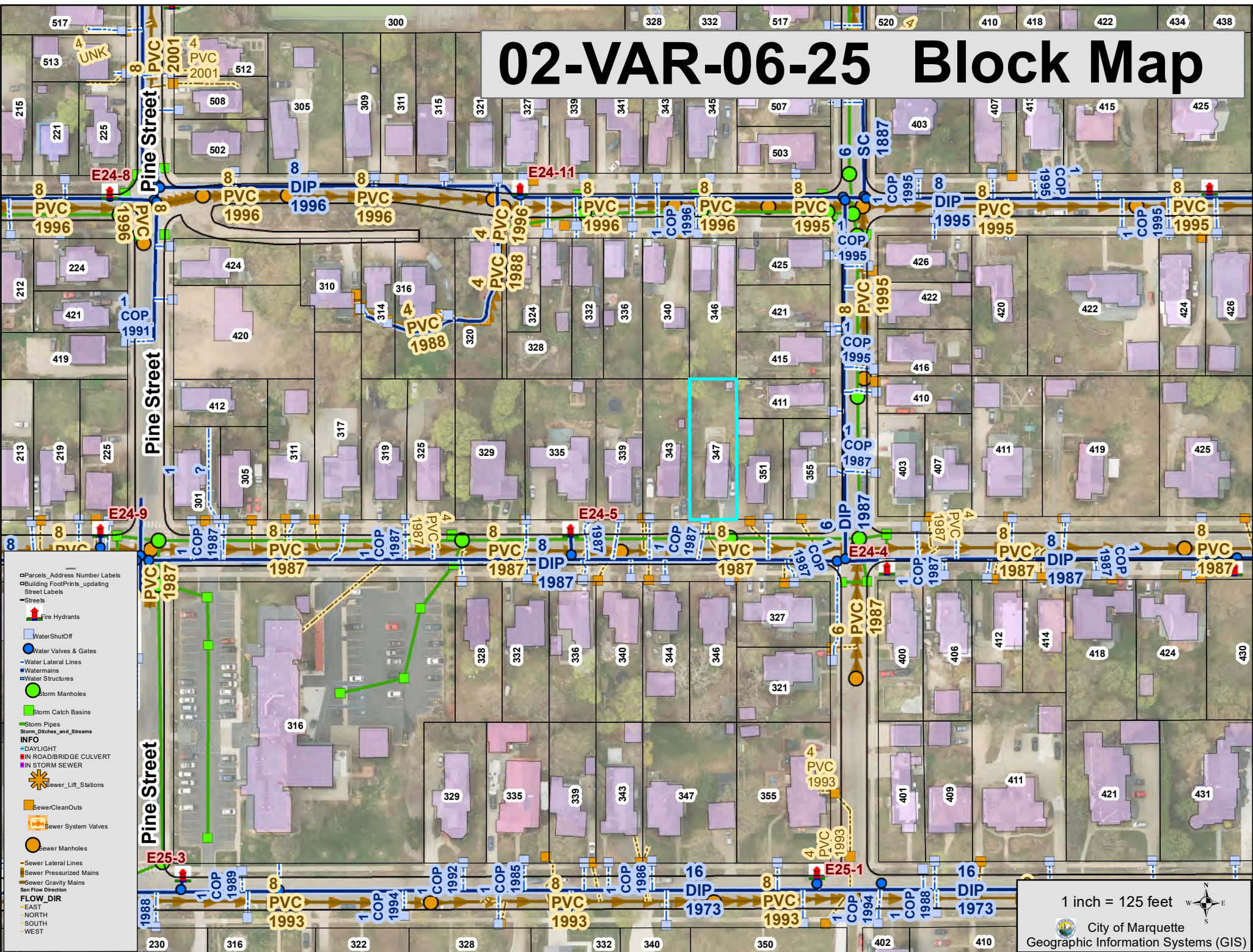
Applicant Signature: _____

Date: 04.03.2025

02-VAR-06-25 Area Map



02-VAR-06-25 Block Map











GENERAL NOTES

01 Contractor to verify all dimensions and conditions at the job including soil conditions and conditions related to the existing utilities and services before commencing work and be responsible for same. All discrepancies shall be reported to the owner immediately.

02 Contractor to verify the location of all utilities and services to the site prior to beginning any site improvements.

03 Building systems and components not specifically detailed shall be installed as per minimum manufacturers recommendations.

04 All work shall conform to applicable building codes and ordinances. In case of any conflict wherein the methods or standards of installation or the materials specified do not equal or exceed the requirements of the laws or ordinances, the laws or ordinances shall govern.

05 Contractor shall provide temporary bracing for the structure and structural components until all final connections have been completed in accordance with the plans.

06 Carry all footings to solid, undisturbed original earth. Remove all unsuitable material under footings and slab and replace with concrete or with compacted fill as directed by Contractor.

07 All wood framing details not shown otherwise shall be constructed to the minimum standards of the Michigan Residential Code.

08 All wood in direct contact with concrete or exposed to weather shall be pressure treated with an approved preservative unless decay resistant cedar or redwood is used. Fasteners for pressure treated wood shall be hot dipped galvanized steel, stainless steel, silicon bronze or copper.

09 Approved plans shall be kept in office. All construction sets shall reflect the same information. Contractor shall also maintain in good condition, one complete set of plans with all revisions, addenda and change orders on the premises at all times. Said plans are to be under the care of the Project Manager.

10 All work shall comply with applicable federal, state, local and municipal building codes, as well as any and all regulatory agencies, including but not limited to OSHA, etc.

MECHANICAL + PLUMBING NOTES

01 All mechanical and plumbing work Is to be BIDDER DESIGNED. The final design shall be based on the design plus and specifications contained in this set, and shall comply with all applicable codes, including but not limited to the codes referenced in the general notes.

02 The mechanical and plumbing work must adhere to all requirements of the construction documents.

03 It shall be the responsibility of each Contractor to check with the design plus before installation of their work.

04 Each contractor shall obtain his/her permit(s) as required.

ELECTRICAL NOTES

01 All electrical work s to be BIDDER DESIGNED. The final design shall be based on the design plans and specifications contained in this set, and shall comply with all applicable codes, including but not limited to the codes referenced in the general notes.

02 The electrical work must adhere to all requirements of the construction documents.

03 It shall be the responsibility of each Contractor to check with the design before installation of their work.

04 Each contractor shall obtain his/her permit(s) as required.

05 Wiring methods shall be permitted by code and installation per NEC standards.

06 All receptacles shall be installed at 15” from finished floor to bottom of box unless noted otherwise.

07 All switches shall be at 42” from finished floor to bottom of box unless noted otherwise.

08 Verify all receptacle, switch and fixture locations with owner prior to installation.

SHEET INDEX

A0.0	DATA SHEET
A1.0	EXISTING DEMOLITION + SITE PLAN
A1.1	PROPOSED ADDITION + SITE PLAN
A2.0	FIRST FLOOR DEMOLITION PLAN
A2.1	FIRST FLOOR PLAN
A3.0	FOUNDATION + FRAMING PLAN
A3.1	ROOF PLAN
A4.0	NORTH + EAST EXTERIOR ELEVATION
A4.1	SOUTH + WEST EXTERIOR ELEVATION
A4.2	MUDROOM ELEVATIONS
E1.0	ELECTRICAL PLAN
F1.0	FINISH SCHEDULE PAGE ONE



ORIGINAL DOCUMENT DATE:

12.19.2024

DOCUMENT PHASE

CONSTRUCTION

DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

DATA SHEET

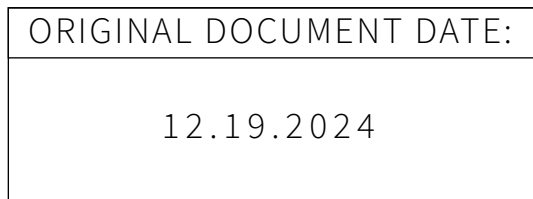
A0.0

DAVID MARTIN + STEVE GODFREY

CLIENT APPROVAL SIGNATURE:

DRAWING SCALE:

347 E ARCH STREET
MARQUETTE, MI 49855



DOCUMENT PHASE
CONSTRUCTION

DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

EXISTING SITE PLAN

DAVID MARTIN + STEVE GODFREY

CLIENT APPROVAL
SIGNATURE:

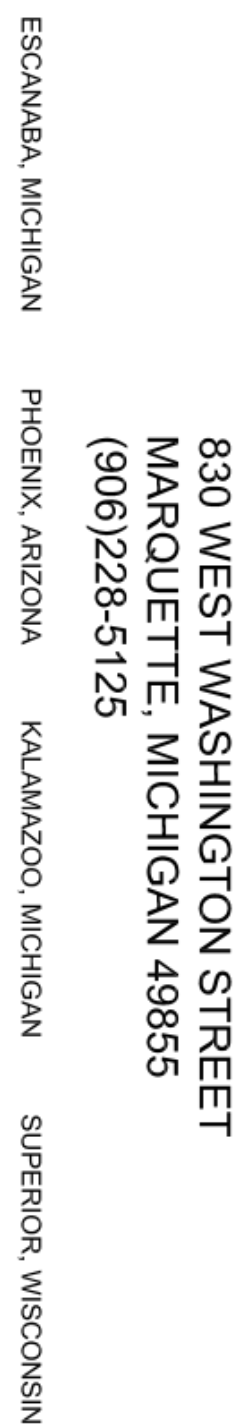
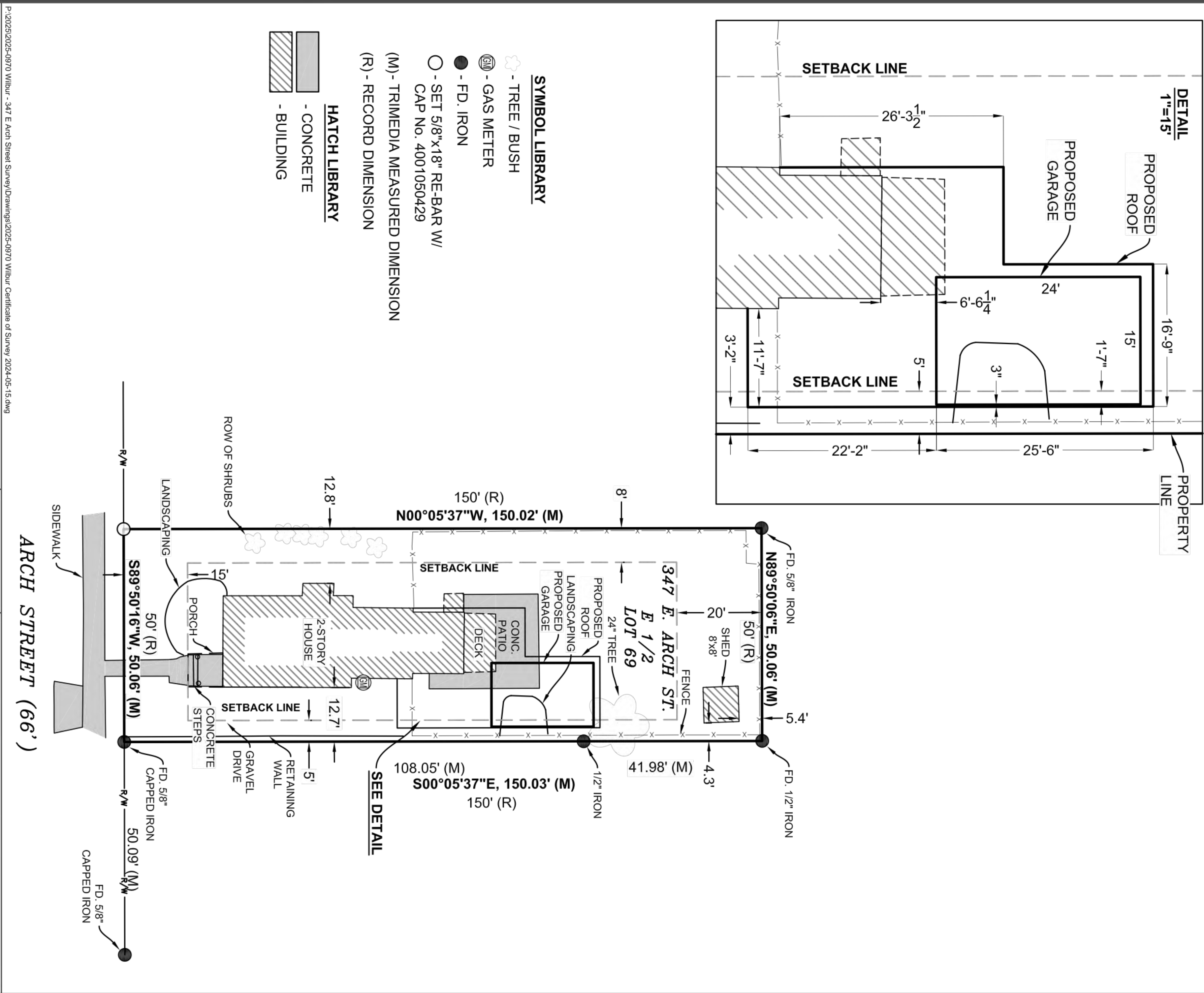
DRAWING SCALE:

347 E ARCH STREET
MARQUETTE, MI 49855



LEGAL DESCRIPTION - DOC. No. 2016R-12186

The East 50 feet of Lot 69 of Hewitt's Addition, City of Marquette, Marquette County, Michigan.



SURVEYORS CERTIFICATE: I hereby certify that I have surveyed and mapped the herein described parcel of land and that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying; and that this survey complies with the requirements of Public Act No. 132, of 1970 as amended.

SCALE: 1"= 30'

APPROVED BY: SJB

DRAWN BY: JBS

CLIENT: WILBUR

JOB NO.: 2025-0970

DATE: 05/15/2025

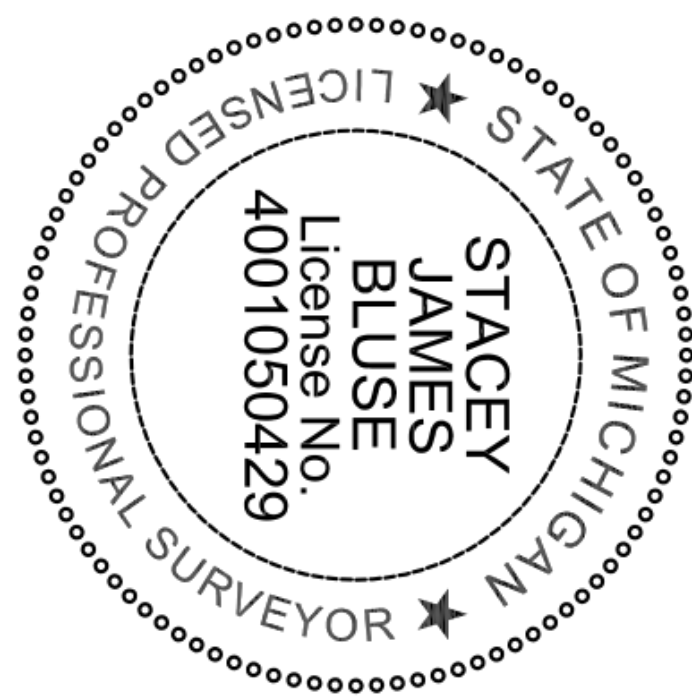
NONE

SHEET 1 OF 1

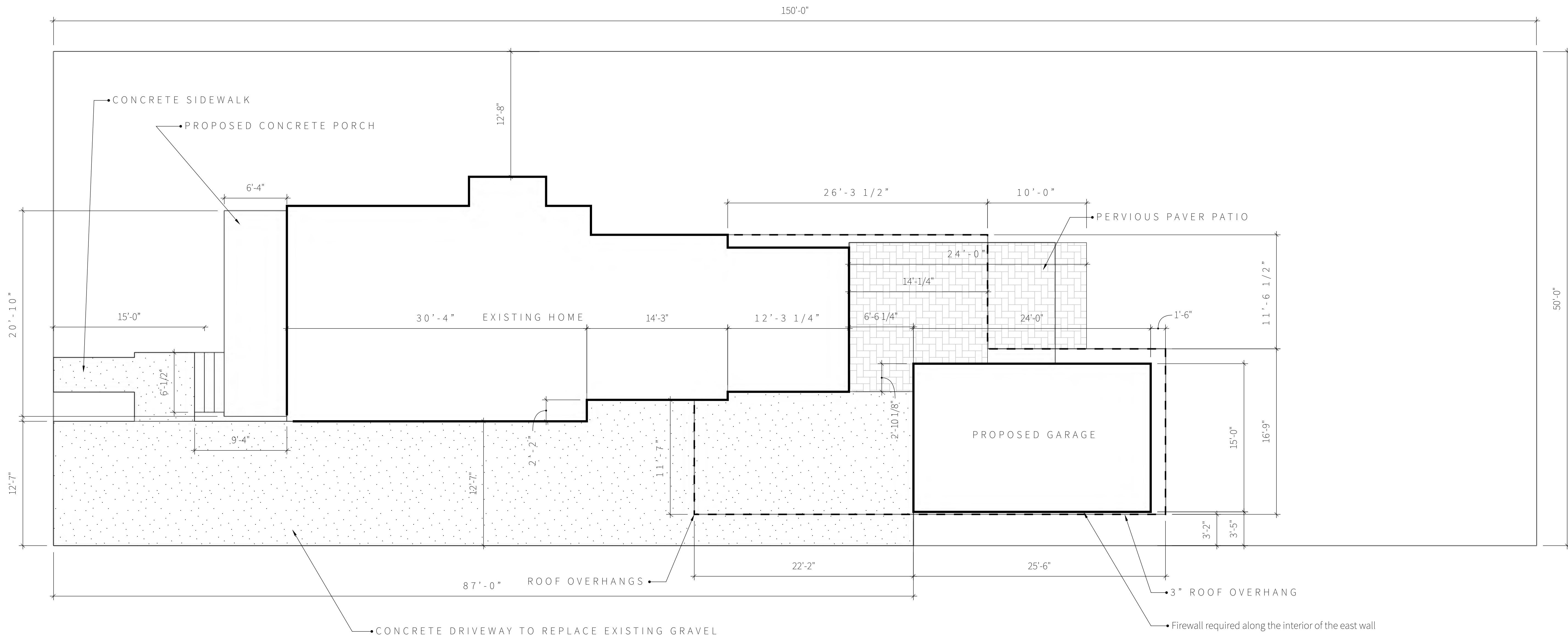
TRIMEDIA ENVIRONMENTAL AND ENGINEERING, LLC

Stacey J. Bluse, P.S. No. 4001050429

DATE: 05/15/2025



DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

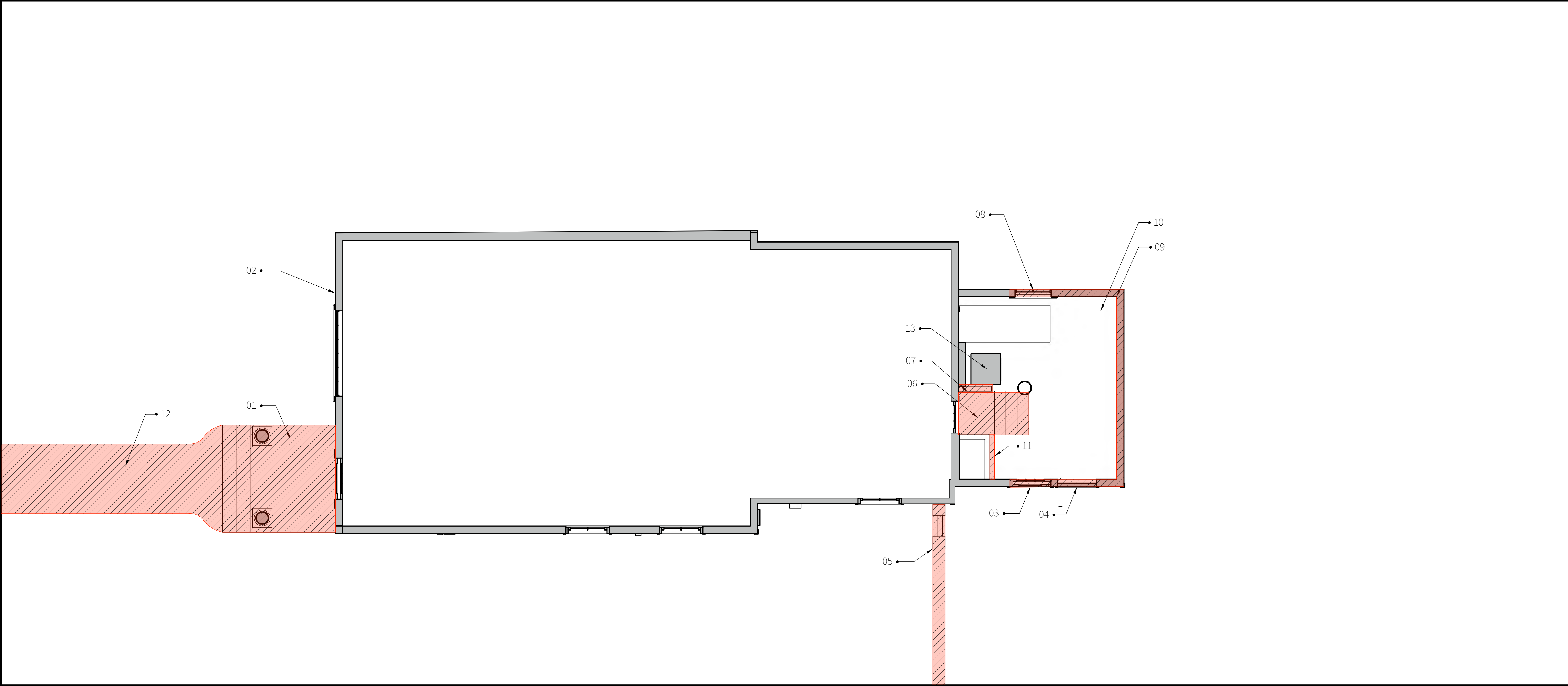


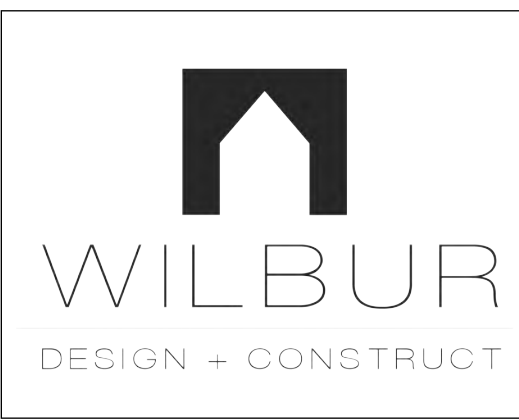
NOTES:
LOT SIZE: 50' X 150' (7500 SF)
EXISTING IMPERVIOUS SURFACES INCLUDING THE HOME, SHED, FRONT CONCRETE PORCH + SIDEWALK, AND REAR CONCRETE PATIO AND WOOD DECKS: 1820 SF
PROPOSED IMPERVIOUS SURFACES INCLUDING THE HOME, SHED, FRONT CONCRETE PORCH, CONCRETE DRIVEWAY, AND PROPOSED GARAGE ADDITION: 2940 SF



DEMOLITION NOTES:

- 01 Remove + dispose of the front porch in its entirety
- 02 Remove + save siding for the new porch addition
- 03 Remove + dispose of side entry door + storm door
- 04 Remove + dispose of window
- 05 Remove + dispose of gate + fence system
- 06 Remove + dispose of the stairwell
- 07 Remove + dispose of the pony wall
- 08 Remove + save window for reinstallation
- 09 Remove + dispose of the exterior walls of the mudroom terminating where the sloped roof ends
- 10 Remove + dispose of the mudroom roof
- 11 Remove + dispose of the pony wall
- 12 Remove + dispose of the concrete sidewalk
- 13 Remove + save the washer + dryer





ORIGINAL DOCUMENT DATE:
12.19.2024

DOCUMENT PHASE
CONSTRUCTION

DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

FIRST FLOOR DEMOLITION
PLAN

DAVID MARTIN + STEVE GODFREY

A2.0

CLIENT APPROVAL
SIGNATURE:

DRAWING SCALE:
1/4" = 1'-0"

347 E ARCH STREET
MARQUETTE, MI 49855



DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

FIRST FLOOR PLAN

DAVID MARTIN + STEVE GODFREY

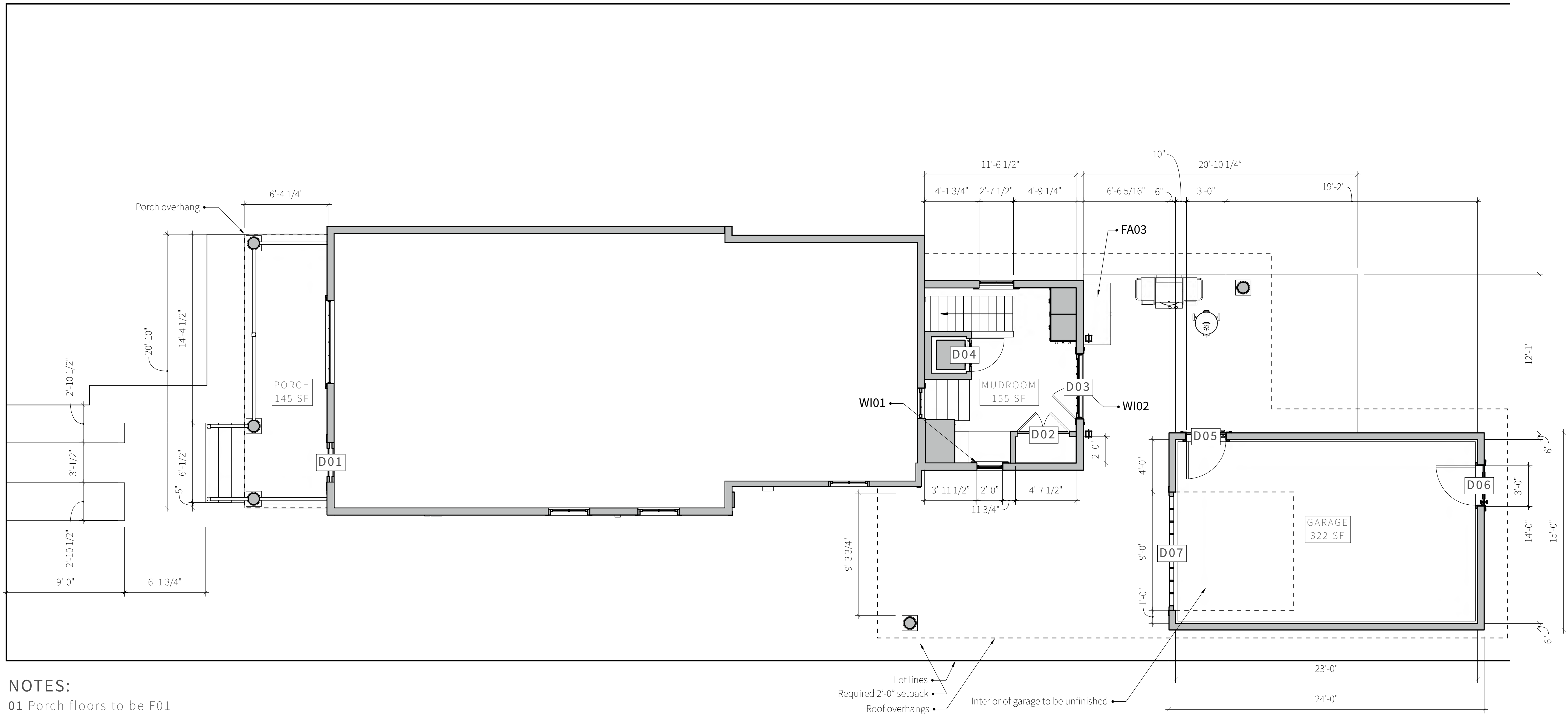
A2.1

CLIENT APPROVAL
SIGNATURE:

DRAWING SCALE:

1/4" = 1'-0"

347 E ARCH STREET
MARQUETTE, MI 49855



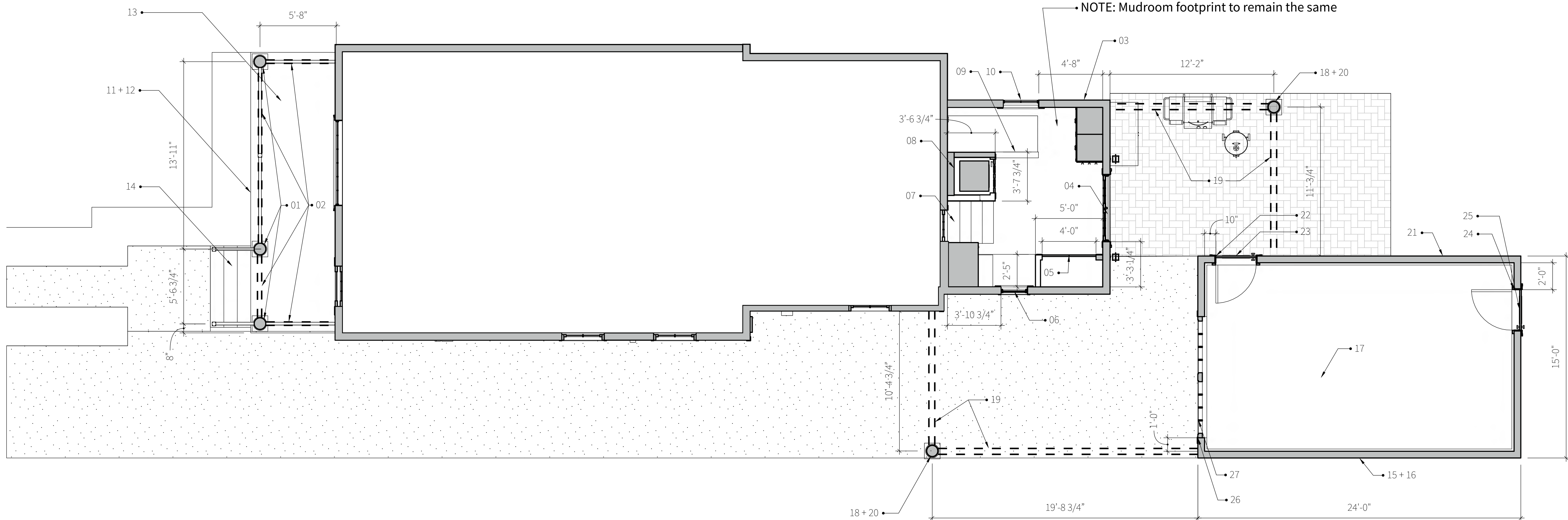
DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

PORCH COLUMN NOTES:

- 01 Solid 12" tapered to 10" diameter columns
02 (2) 1 3/4" x 9 1/4" LVL beams 3 1/2" of end bearing

MUDROOM FRAMING NOTES:

- 03 2 x 6 walls to match existing ceiling height @ 16" O.C. with treated sill plate + double top plate and 7 /16" exterior sheathing + house wrap
04 R.O. of 62" W x 10 1/2" H with (2) 2 x 6 header and (2) jack studs
05 2 x 4 x 9'-6" closet @ 16" O.C. with a closet door R.O. of 50" x 84 1/2"
06 R.O. of 26" x 50" @ 8'-3" A.F.F. with (2) 2 x 6 header and (2) jack studs
07 (3) stringers with four steps of 6 1/4" rise by 10 3/4" run
08 2 x 4 x 10'-0" closet @ 16" O.C. with a closet door R.O. of 32 1/2" x 82 1/2" centered
09 3'-1" W x 3'-0" H pony wall
10 Reframe existing window opening



PORCH FOUNDATION NOTES:

- 11 (10) courses of 8" C.M.U. to be cored 4' O.C. with #5 rebar and anchor bolts and once course to be above grade
12 8" x 16" footings with (2) #4 rebar throughout
13 Interior of C.M.U. to have fill dirt and 4" slab poured on top
14 Three concrete steps 12" W x 7 1/2" H

GARAGE FOUNDATION NOTES:

- 15 (7) courses of 8" C.M.U. to be cored 4' O.C. with #5 rebar and anchor bolts and once course to be above grade
16 8" x 16" footings with (2) #4 rebar throughout
17 4" slab to be 4000 P.S.I with fiber

GARAGE COLUMN NOTES:

- 18 Solid 12" tapered to 10" diameter cedar columns
19 (2) 1 3/4" x 11 7/8" LVL beams with 5" of end bearing
20 12" Sonotube to frost depth

GARAGE FRAMING NOTES:

- 21 2 x 6 x 11'-4" walls @ 16" O.C. with treated sill plate + double top plate and 7/16" exterior wall sheathing + house wrap
22 C.M.U. opening to be 42"
23 R.O. of 38 1/2" W x 82 1/2" H with (2) 2 x 6 header and (2) jack studs and interior jack studs to be treated extending to the slab
24 C.M.U. opening to be 42"
25 R.O. of 38 1/2" W x 82 1/2" H with (2) 2 x 6 header and (2) jack studs and interior jack studs to be treated extending to the slab
26 C.M.U. opening to be 101"
27 R.O. of 98" W x 109" H with (3) 2 x 12 header and (2) jack studs and interior jack studs to be treated extending to the slab

FOUNDATION + FRAMING PLAN

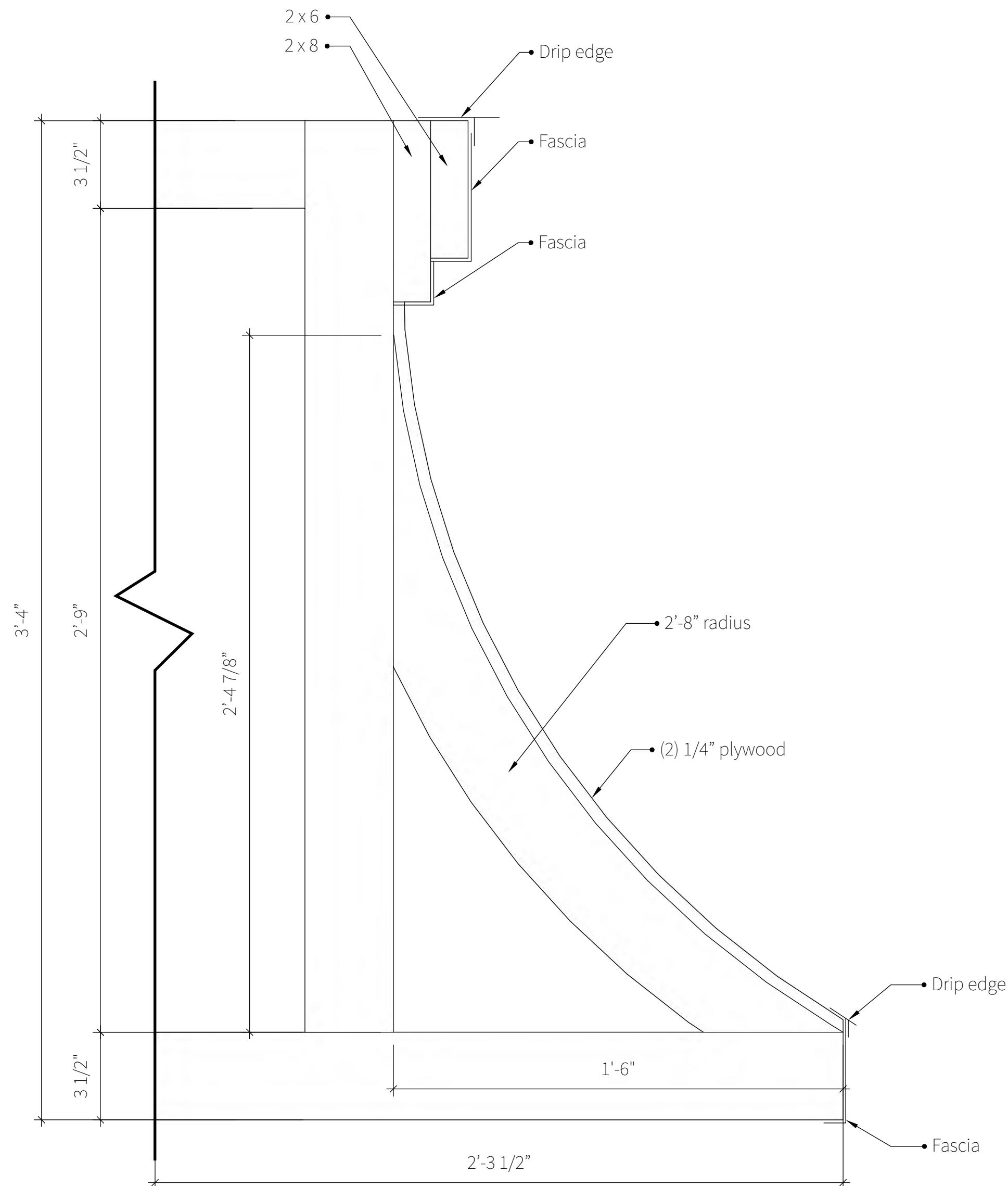
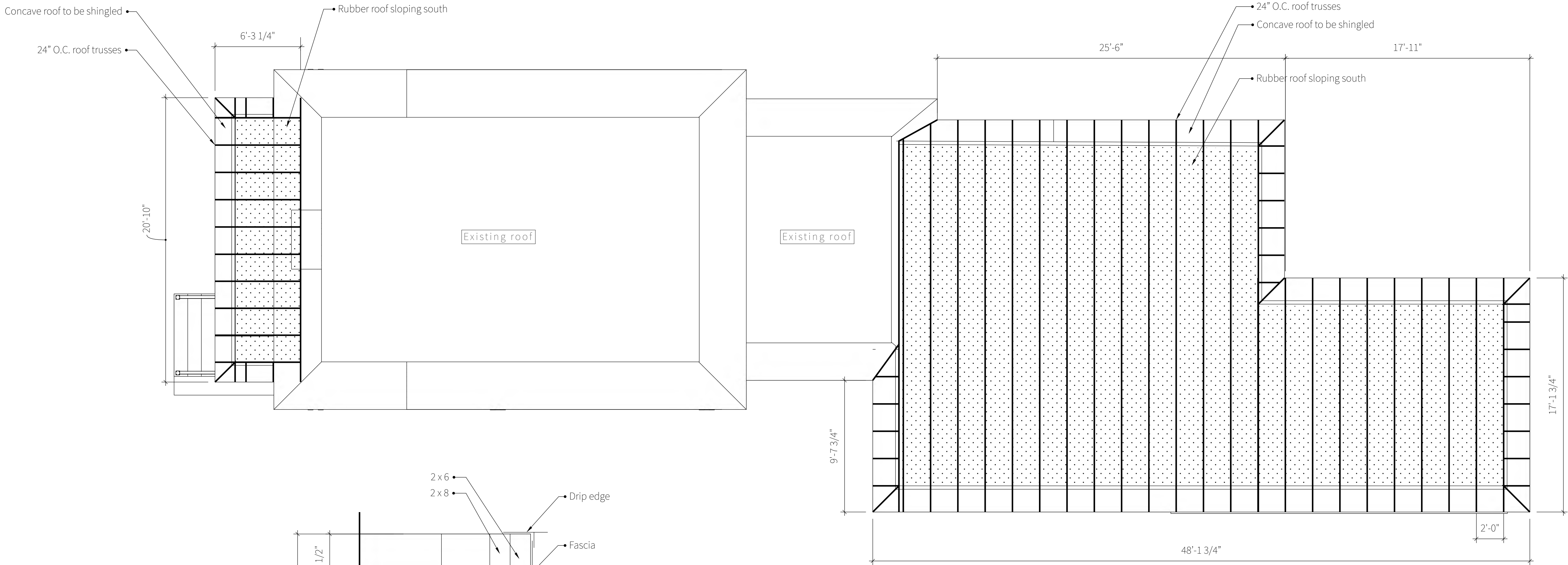
A3.0

DAVID MARTIN + STEVE GODFREY

CLIENT APPROVAL
SIGNATURE:


DRAWING SCALE:

347 E ARCH STREET
MARQUETTE, MI 49855



ROOF TRUSS DETAIL 3" = 1'-0"





WILBUR
DESIGN + CONSTRUCT

ORIGINAL DOCUMENT DATE:

12.19.2024

DOCUMENT PHASE

CONSTRUCTION

DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

ROOF PLAN

A3.1

DAVID MARTIN + STEVE GODFREY

CLIENT APPROVAL
SIGNATURE:

DRAWING SCALE:

1/4" = 1'-0"

347 E ARCH STREET
MARQUETTE, MI 49855



NORTH ELEVATION



EAST ELEVATION



WILBUR
DESIGN + CONSTRUCT

ORIGINAL DOCUMENT DATE:

12.19.2024

DOCUMENT PHASE

CONSTRUCTION

DATE:

REVISION:

00.00.24

1.

00.00.24

2.

00.00.24

3.

00.00.24

4.

00.00.24

5.

NORTH + EAST EXTERIOR
ELEVATIONS

A4.0

DAVID MARTIN + STEVE GODFREY

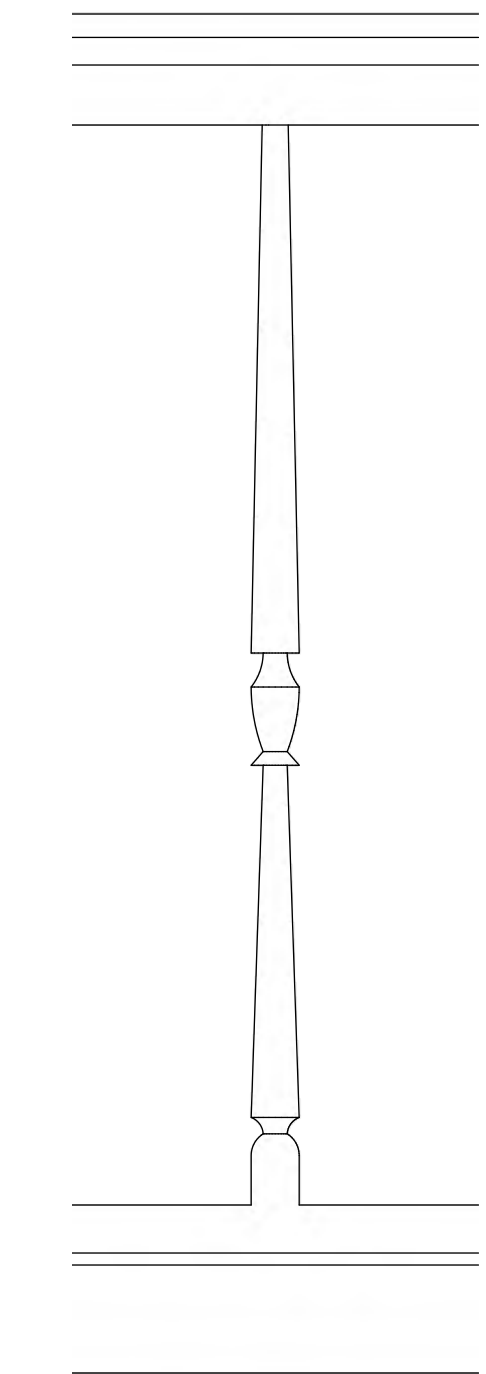
CLIENT APPROVAL
SIGNATURE:

DRAWING SCALE:

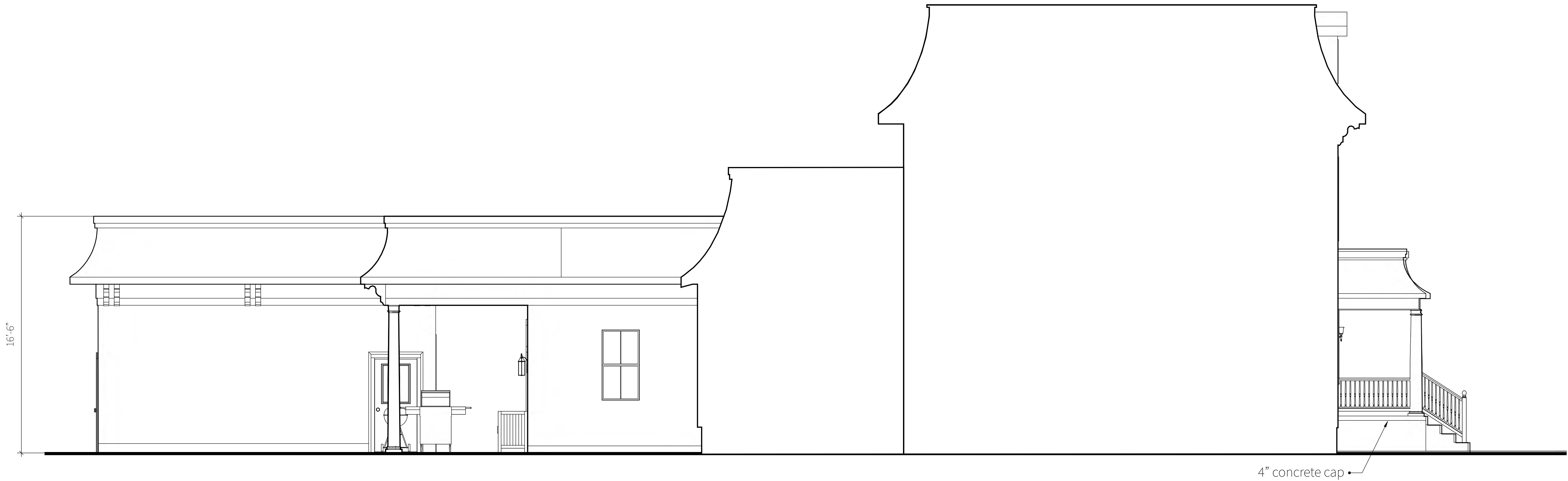
347 E ARCH STREET
MARQUETTE, MI 49855



NORTH ELEVATION

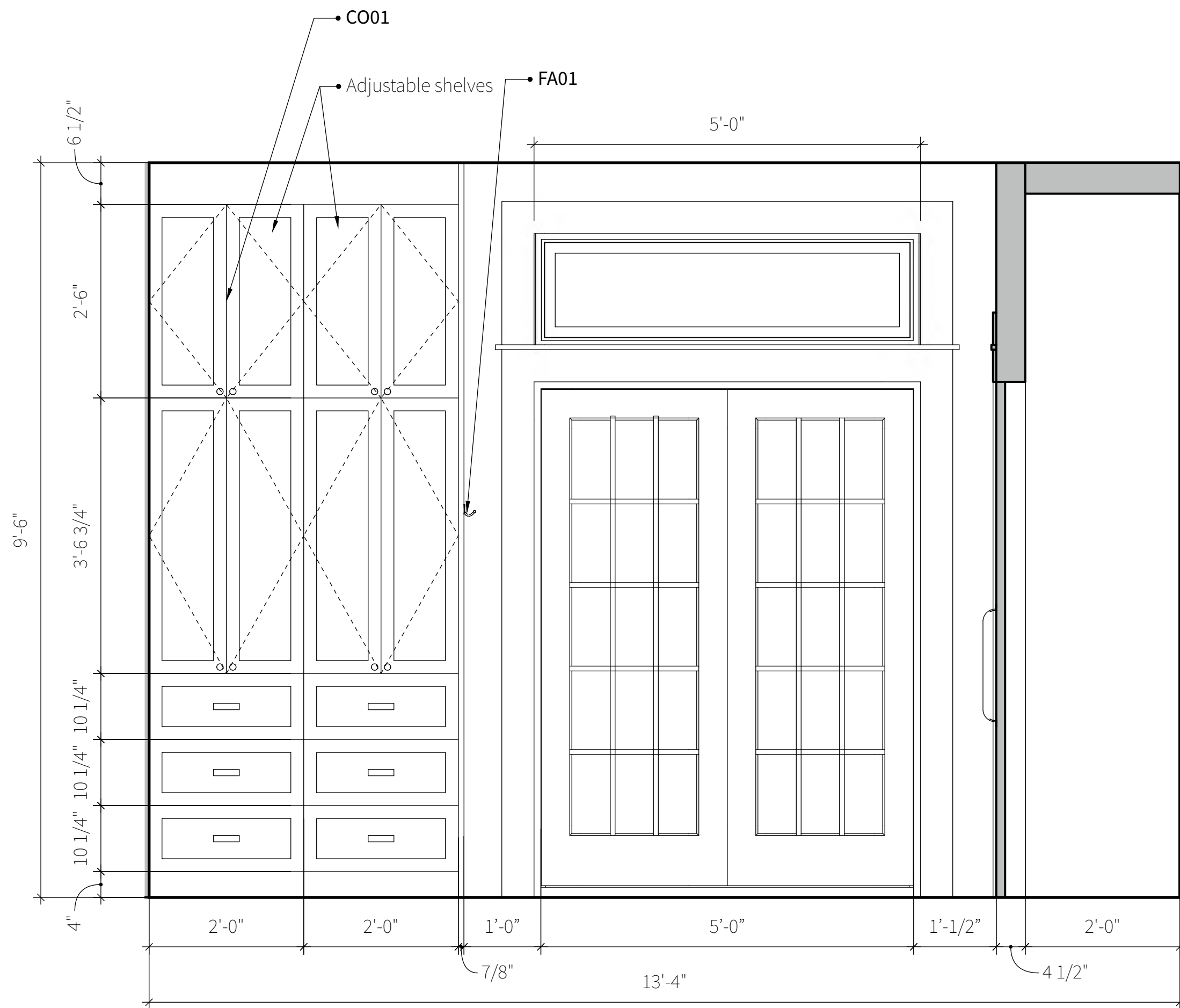


PORCH SPINDLE

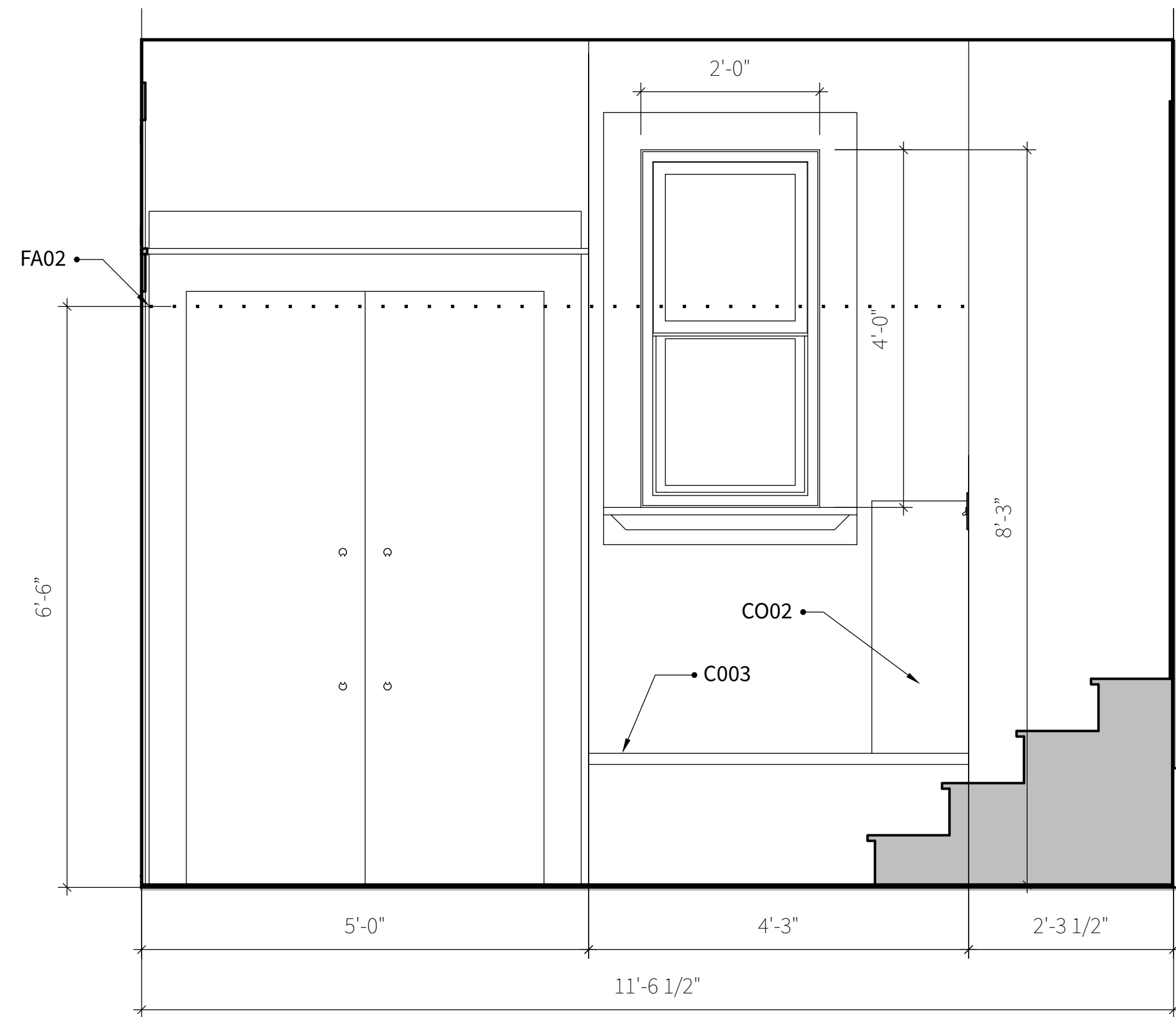


EAST ELEVATION

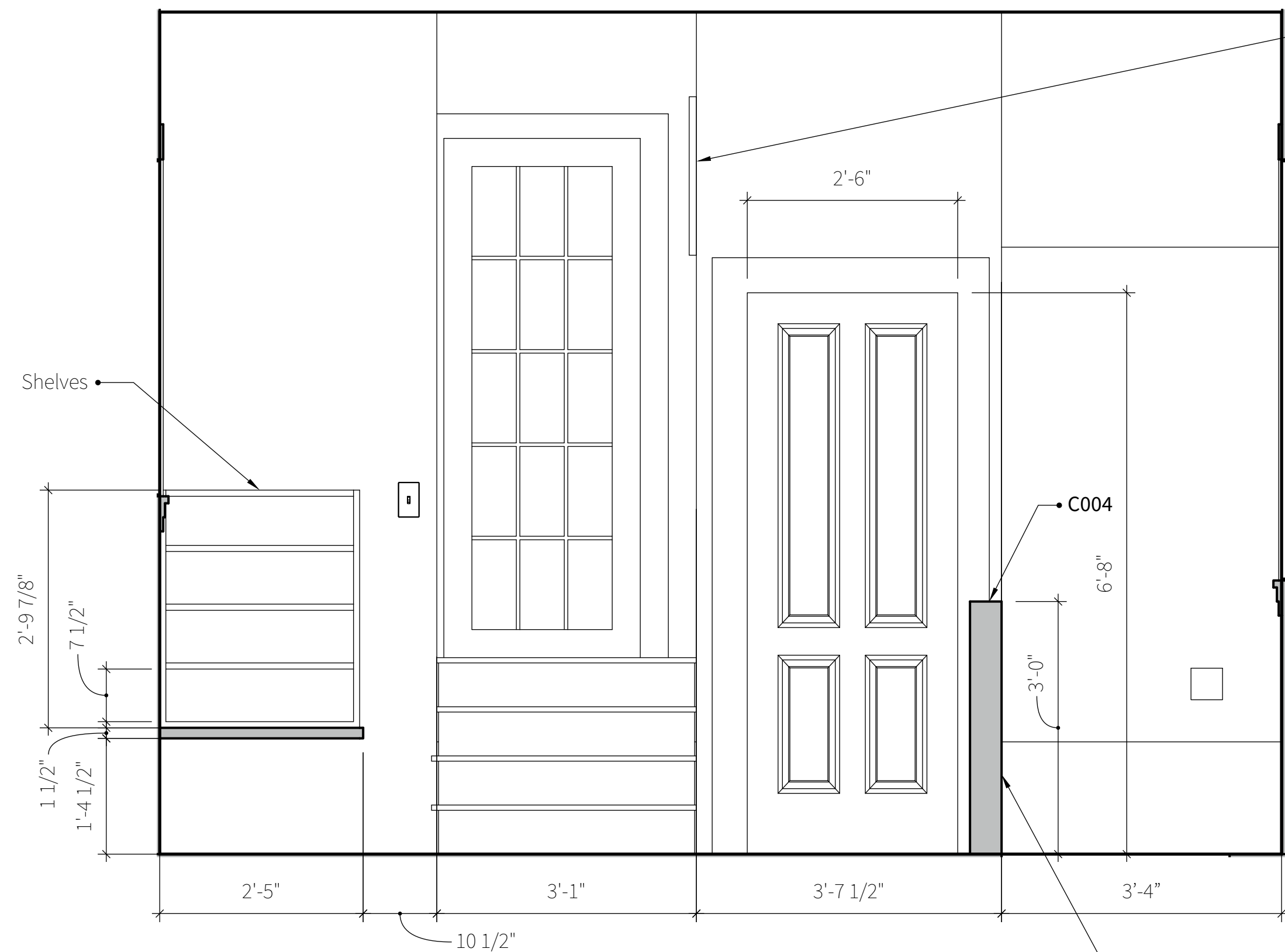
DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.



A - NORTH ELEVATION

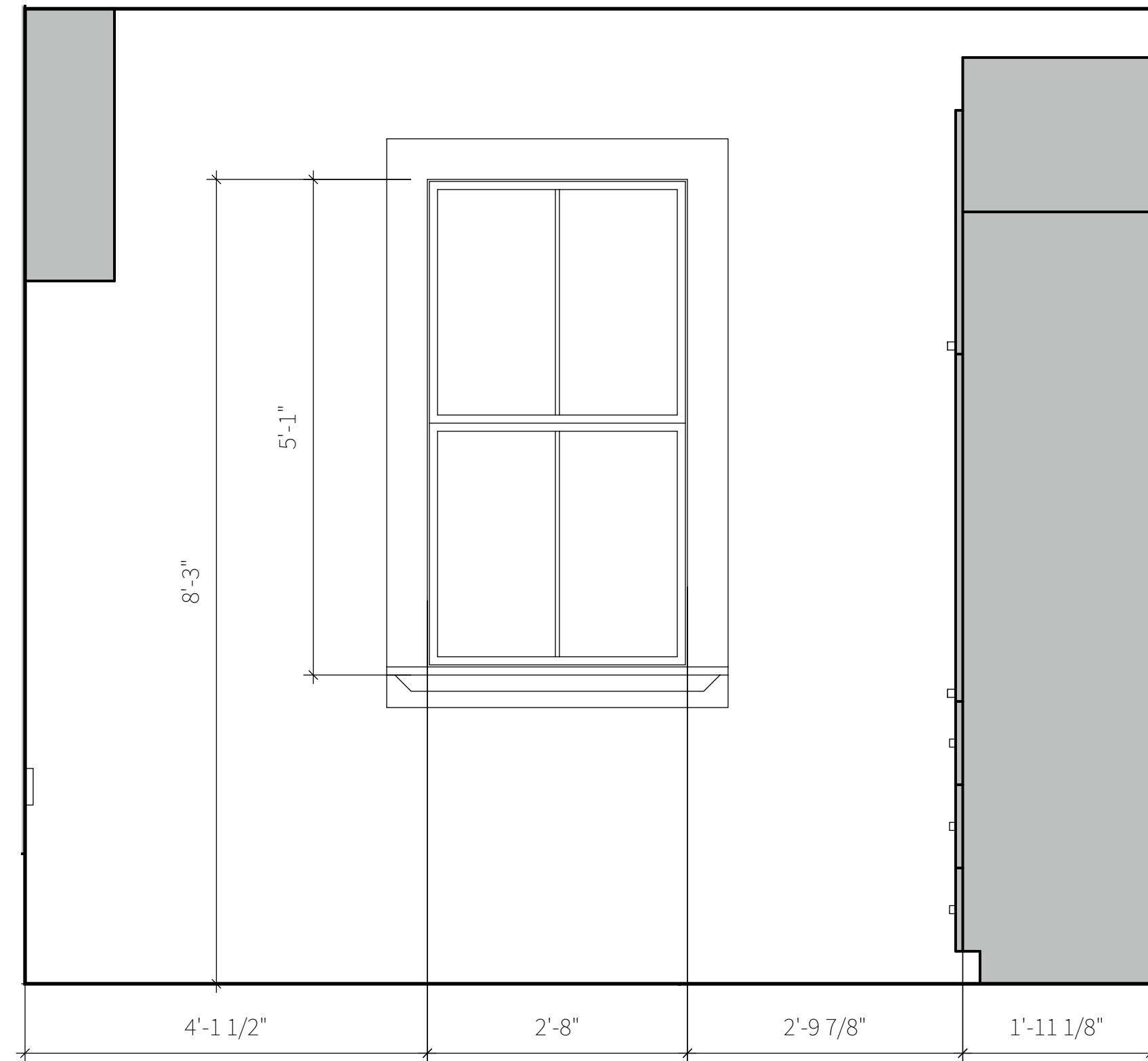


B - EAST ELEVATION



C - SOUTH ELEVATION

- Access Panel Notes:
- 01 2'-0" W x 2'-6" H access panel
 - 02 4'-5" A.F.F. from the top step to the bottom of the door
 - 03 To be centered on the wall
 - 04 2" trim to picture frame the access panel
 - 05 To be painted SW Drift of Mist



D - WEST ELEVATION

00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

ELECTRICAL LEGEND

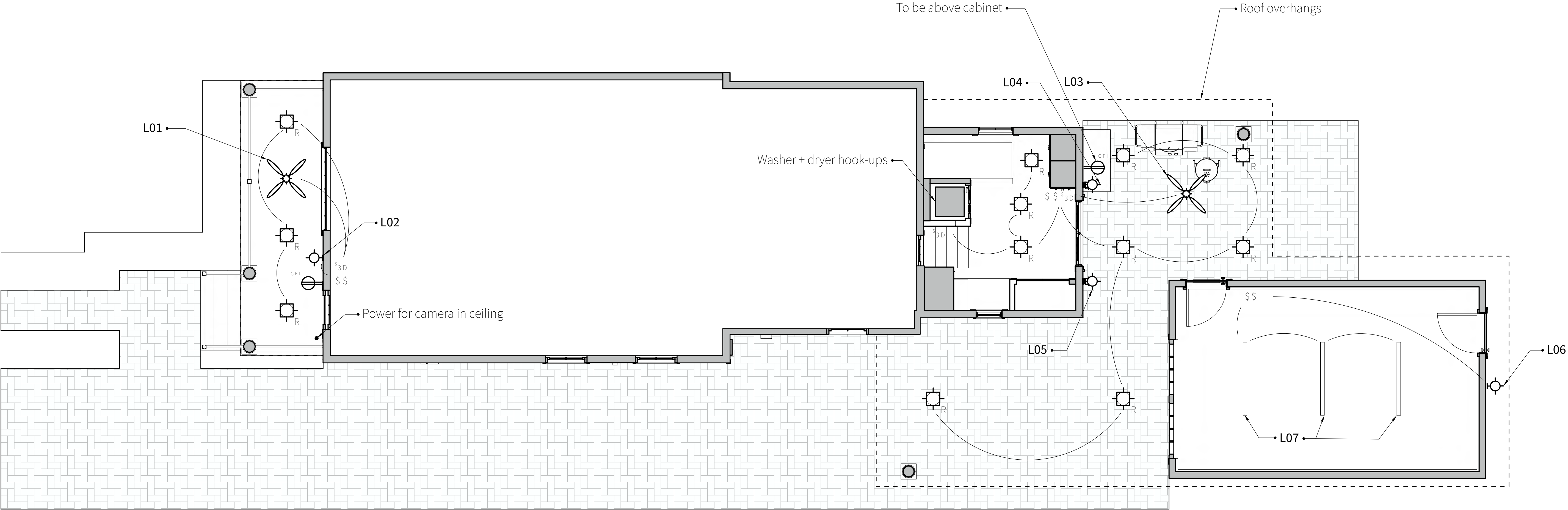
- \$

SINGLE
- 3D

3 WAY ELECTRICAL DIMMABLE SWITCH
- GFI

GFCI DUPLEX OUTLET
- DUPLEX ELECTRICAL OUTLET
- WALL MOUNTED LIGHT FIXTURE
- R

RECESSED CAN LIGHT (4" WHITE LED TRIM)
- CEILING MOUNTED LIGHT FIXTURE
- CEILING FAN



- ELECTRICAL NOTES:
- 01 Electrical to be trenched underground to house
- 02 Garage to have power through the roof trusses

WILBUR

DESIGN + CONSTRUCT

ORIGINAL DOCUMENT DATE:

12.19.2024

DOCUMENT PHASE

CONSTRUCTION

DATE:

REVISION:

00.00.24

1.

00.00.24

2.

00.00.24

3.

00.00.24

4.

00.00.24

5.

ELECTRICAL PLAN

E1.0

DAVID MARTIN + STEVE GODFREY

CLIENT APPROVAL SIGNATURE:

DRAWING SCALE:

1/4" = 1'-0"

347 E ARCH STREET
MARQUETTE, MI 49855



FLOORS										
REFERENCE	MATERIAL	ROOM	LOCATION	TYPE	SIZE	MFG	FINISH	COLOR	GROUT	PATTERN
F01	CONCRETE	PORCH	FLOOR	N/A	N/A	PORTION CONTROL COLORANT - CHARCOAL 4 OZ. = DARK GRAY				
F02	PAVER	DRIVEWAY + WALKWAY	FLOOR	RECTANGLE	6" X 6" X 3"	BELGARD	FOSSIL BIEGE		N/A	TBD
F03	TILE	MUDROOM	FLOOR	VARIOUS SIZES	VARIOUS SIZES	PARAMOUNT	MOLO AUDACE - BITTA DI PORTO		MAPEI DRIFTWOOD	VERSAILLE
F04	WOOD	MUDROOM	STAIR TREADS	RECTANGLE	37" X 11"	MENARDS	MAPLE WOOD IN A SATIN POLY FINISH			
F05	CONCRETE	GARAGE	FLOOR	N/A	N/A	UNFINISHED				

WALLS + CEILING

REFERENCE	MATERIAL	ROOM	LOCATION	TYPE	SIZE	MFG	FINISH	COLOR	GROUT	PATTERN
W01	PAINT	MUDROOM	WALLS	N/A	N/A	SHERWIN WILLIAMS	EGGSHELL	SW9166 DRIFT OF MIST	N/A	N/A
W02	PAINT	MUDROOM	CEILINGS	N/A	N/A	SHERWIN WILLIAMS	FLAT	SW9166 DRIFT OF MIST	N/A	N/A

DOORS

REFERENCE	MATERIAL	ROOM	LOCATION	TYPE	SWING	MFG	INT. COLOR	EXT. COLOR	FIELD FINISH (Y/N)
D01	OAK	SOUTH PORCH		3/4 LITE W/ STORM	RH INSWING	ANDERSEN	WHITE	BLACK	NO
D02	WOOD	EAST MUDROOM		(2) 6 PANEL	RH OUTSWING	MENARDS	SW 7593 RUSTIC RED		YES
D03	WOOD	SOUTH MUDROOM		6 PANEL	DOUBLE DOOR	MENARDS	SW 7593 RUSTIC RED		YES
D04	FIBERGLASS	NORTH MUDROOM		FULL LITE	FRENCH DOOR	ANDERSEN	RED	RED	NO
D05	FIBERGLASS	WEST GARAGE		6 PANEL	LH OUTSWING	ANDERSEN	ARCADIAN PATINA ACCENT		NO
D06	FIBERGLASS	NORTH GARAGE		7 PANEL	LH OUTSWING	ANDERSEN	ARCADIAN PATINA ACCENT		NO
D07	FIBERGLASS	SOUTH GARAGE		STOCKBRIDGE II GARAGE DOOR WITH RECESSED SMOOTH RANCH PANELS IN WHITE					NO

EXTERIOR SYSTEMS

REFERENCE	TYPE	LOCATION	MATERIAL	SIZE	MFG	FINISH	COLOR	SKU
E01	SOFFIT		ALUMINUM	16" X 12"	MENARDS	WHITE TO MATCH EXISTING		
E02	FASCIA		ALUMINUM	6" X 12"	MENARDS	WHITE TO MATCH EXISTING		
E03	BEAD BOARD		PINE	1 X 4	MENARDS	MINWAX 221 IPSWICH PINE		
E04	WOOD COLUMNS		PINE	12" TO 10" D.	PACIFIC COLUMNS	WHITE TO MATCH EXISTING		
E05	SPINDLES		PINE	CUSTOM	JMP	WHITE TO MATCH EXISTING		
E06	TOP + BOTTOM RAILING		PINE	CUSTOM	VINTAGE WOODWORKS	GREY TO MATCH EXISTING TRIM		
E07	FRIEZE BOARD		COMPOSITE	CUSTOM	CUSTOM	WHITE TO MATCH EXISTING		
E08	CORBELS		PINE	CUSTOM	TIMBERWOLF	MATCH EXISTING CORBELS		
E09	SIDING		VINYL	4"	MENARDS	MATCH AS CLOSE AS POSSIBLE EXISTING SIDING		
E10	TRIM		COMPOSITE	1 X 4	MENARDS	GREY TO MATCH EXISTING TRIM		
E11	CONCRETE HORIZONTAL SURFACES		CONCRETE	N/A	N/A	TBD		
E12	CONCRETE VERTICAL SURFACES		CONCRETE	N/A	N/A	TBD		
E13	CONCRETE PORCH STAIRS		CONCRETE	N/A	N/A	TBD		

WINDOWS

REFERENCE	TYPE	ROOM	LOCATION	MATERIAL	SIZE R.O.	MFG	INT. COLOR	EXT. COLOR	FIELD FINISH (Y/N)	GRILLE COLOR	SCREEN COLOR
W01	SINGLE HUNG	EAST MUDROOM		VINYL	24" X 48"	ANDERSEN	WHITE	MATCH EXISTING	N	N/A	WHITE
W02	TRANSOM	NORTH MUDROOM		VINYL	60" X 18"	ANDERSEN	WHITE	MATCH EXISTING	N	N/A	WHITE

LIGHTING SELECTIONS

REFERENCE	TYPE	ROOM	LOCATION	MFG	MODEL	SIZE	BACKPLATE SIZE	FINISH
L01	CEILING FAN	FRONT PORCH		MINKAIRE	F786-WHF	44"	N/A	FLAT WHITE
L02	COACHLIGHT	FRONT PORCH		CAPITAL LIGHTING	946421BK	21"	6.25" H X 4.75" W	BLACK
L03	CEILING FAN	REAR PATIO		MINKAIRE	F786-WHF	44"	N/A	FLAT WHITE
L04	COACHLIGHT	NORTH MUDROOM		CAPITAL LIGHTING	946421BK	21"	6.25" H X 4.75" W	BLACK
L05	COACHLIGHT	NORTH MUDROOM		CAPITAL LIGHTING	946421BK	21"	6.25" H X 4.75" W	BLACK
L06	FLOODLIGHT	NORTH GARAGE		MENARDS	3569625	9"	4.75" X 4.25"	BLACK
L07	CEILING LIGHTS	GARAGE CEILING		MENARDS	UL2033	48"	N/A	WHITE

HARDWARE SELECTIONS

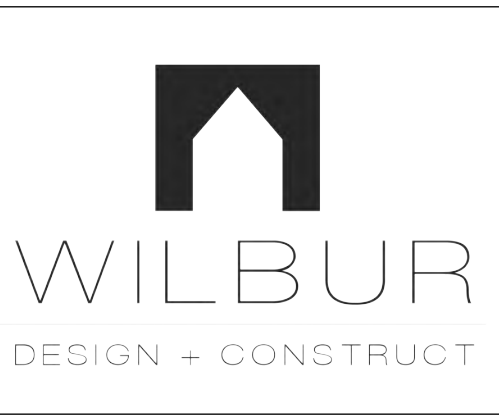
REFERENCE	TYPE	ROOM	LOCATION	MFG	MODEL	SIZE	FINISH
H01	KNOB	MUDROOM	CABINETRY	REJUVENATION	951909	1.25"	BRUSHED NICKEL
H02	PULL	MUDROOM	CABINETRY	REJUVENATION	1153651	4"	BRUSHED NICKEL
H03	(2) DUMMY LEVER	MUDROOM	CLOSET DOOR	BUILD	F170LAT619ADD	3.86" X 2.25"	SATIN NICKEL
H04	DUMMY LEVER	MUDROOM	LAUNDRY DOOR	BUILD	F170LAT619ADD	3.86" X 2.25"	SATIN NICKEL
H05	LEVER	MUDROOM	FRENCH DOOR	BUILD	F10LAT619ADD	4.5" X 2.25"	SATIN NICKEL
H06	DEADBOLT	MUDROOM	FRENCH DOOR	BUILD	BE469ZPCAM619	5" X 3"	SATIN NICKEL
H07	LEVER	GARAGE	WEST MAN DOOR	BUILD	F10LAT619ADD	4.5" X 2.25"	SATIN NICKEL
H08	DEADBOLT	GARAGE	WEST MAN DOOR	BUILD	BE469ZPCAM619	5" X 3"	SATIN NICKEL
H09	LEVER/DEADBOLT	GARAGE	NORTH MAN DOOR	BUILD	FB50LATADD619	4" X 2.75"	SATIN NICKEL

COUNTERTOP + CABINETRY

REFERENCE	TYPE	ROOM	LOCATION	MFG	MODEL	SIZE	FINISH
CO01	CABINETRY	MUDROOM	NORTH WALL	SW9166 DRIFT OF MIST PER CONSTRUCTION SET			
CO02	SHOE SHELF	MUDROOM	EAST WALL	SW9166 DRIFT OF MIST PER CONSTRUCTION SET			
CO03	BENCH	MUDROOM	EAST WALL	MAPLE IN SATIN POLY PER CONSTRUCTION SET			
CO04	PONY WALL CAP	MUDROOM	PONY WALL	MAPLE IN SATIN POLY PER CONSTRUCTION SET			

FURNISHINGS + ACCESSORIES

REFERENCE	TYPE	ROOM	LOCATION	MFG	MODEL	SIZE	FINISH
FA01	HOOK	MUDROOM	EAST CABINETRY	SIGNATURE HARDWARE	SH461751	3.875" X 1.25"	BRUSHED NICKEL



ORIGINAL DOCUMENT DATE:

12.19.2024

DOCUMENT PHASE

CONSTRUCTION

DATE:	REVISION:
00.00.24	1.
00.00.24	2.
00.00.24	3.
00.00.24	4.
00.00.24	5.

FINISH SCHEDULE PAGE
ONE

DAVID MARTIN + STEVE GODFREY

F1.0

CLIENT APPROVAL
SIGNATURE:

DRAWING SCALE:

347 E ARCH STREET
MARQUETTE, MI 49855



CITY OF MARQUETTE
PLANNING AND ZONING
1100 WRIGHT STREET
MARQUETTE, MI 49855
(906) 228-0425
www.marquettemi.gov

MEMORANDUM

TO: Board of Zoning Appeals
FROM: Andrea Landers, Zoning Official
DATE: May 28, 2025
SUBJECT: 03-VAR-06-25 – 101 S. Front St. (PIN: 0150940)

The Board of Zoning Appeals is being asked to review an application for a 6% Required Building Line (RBL) length variance from the City of Marquette Land Development Code to allow for the building façade to be built at 69% of the RBL in the General 5 sub-district of the Marquette Downtown Form-Based Code zoning district, whereas the code requires that a building façade must be built to the RBL for at least 75% of the RBL length at 101 S. Front St.

Please see the attached STAFF REPORT/ANALYSIS for more specific information regarding the application.

RECOMMENDED ACTION:

The Board of Zoning Appeals should conduct a public hearing, review the application, and render a decision on whether or not to grant the variance.

As always, it is highly recommended that any motion include finding of fact similar to the following:

After conducting a public hearing and review of the STAFF REPORT/ANALYSIS for 03-VAR-06-25, the Board of Zoning Appeals (finds/does not find) that the request (demonstrates/does not demonstrate) the standards found in Section 54.1404(B)(5)(a. through j.) of the Land Development Code and hereby (approves/denies) 03-VAR-06-25

...as presented.

...with the following conditions (e.g. with the _____ variance not to exceed _____ number of feet along the side yard, and _____ number of feet along the rear yard).

Or...

After conducting a public hearing and review of the STAFF REPORT/ANALYSIS for 03-VAR-06-25, the Board of Zoning Appeals does not find that the request demonstrates the standards found in Section 54.1404(B)(5) (a. through j.) of the Land Development Code. The applicant requested a _____ variance, which the facts show is not appropriate; however, a _____ variance is warranted by the facts and demonstrates the standards found in Section 54.1404(B)(5) (a. through j.) of the Land Development Code, and the Board of Zoning Appeals hereby approves 03-VAR-06-25 with the _____ variance.

STAFF REPORT/ANALYSIS

Completed by Andrea Landers – Zoning Official

Reviewed by David Stensaas – City Planner and Zoning Administrator



File #: 03-VAR-06-25

Date: May 28, 2025

Project/Application: Applicant is seeking a 6% Required Building Line (RBL) length variance from the City of Marquette Land Development Code to allow for the building façade to be built at 69% of the RBL in the General 5 sub-district of the Marquette Downtown Form-Based Code zoning district, whereas the code requires that a building façade must be built to the RBL for at least 75% of the RBL length.

Location: 101 S. Front St.

Parcel ID: 0150940

Available Utilities: Natural Gas, Electricity, City Water, City Sewer, and Garbage Collection.

Current Zoning: MDW – General 5

Surrounding Zoning:
North: MDW – General 5
South: MDW – General 5
East: MDW – General 3
West: MDW – General 5

Year Built: The main dwelling was built in 1890 and remodeled in 1997 according to the assessing records.

Sales: The applicants have owned the structure since October 28, 2021.

Relationship to the Zoning District Standards (Staff Comments in Bold Text):

Section 54.321 Marquette Downtown Waterfront District Form-Based Code

(6) Corner Lots (General 5)

Corner lots shall satisfy the MDW District requirements for the full RBL length – unless otherwise specified in this Section.

This parcel is a corner lot as it fronts on Washington Street and Front Street.

STAFF REPORT/ANALYSIS

Page 2 of 5

(10) Street FAÇADE (General 5)

- (a)** On each lot a new building FAÇADE shall be built to the REQUIRED BUILDING LINE for at least 75% of the REQUIRED BUILDING LINE (RBL) length.
- (b)** The building FAÇADE shall be built to RBL within 30 feet of a BLOCK CORNER. The ground floor FAÇADE, within 7 feet of the BLOCK CORNER may be chamfered to form a corner entry.
- (c)** These portions of the building FAÇADE (the required minimum build- to) may include jogs of not more than 18 inches in depth except as otherwise provided to allow bay windows, shopfronts, and balconies.

(n) FAÇADE: Building face; the building elevations facing the STREET-SPACE. (Building walls facing interior courts, COMMON LOT LINES, and ALLEYS are not FAÇADES.)

(ee) REQUIRED BUILDING LINE (RBL): A line/plane indicated on the REGULATING PLAN, defining the STREET FRONTAGE which extends vertically and generally parallel with the street, at which the building FAÇADE shall be placed. The building (including the outer edge of the footings, shall be built-to the REQUIRED BUILDING LINE (RBL) as shown on the REGULATING PLAN. The RBL is a requirement, not a permissive minimum as is a setback. The RBL for each site is shown on the Waterfront District REGULATING PLAN. The minimum length of building that is required to be built-to the RBL is shown on the appropriate BUILDING FORM STANDARD.

RBL TABLE			
	FRONT ST.	E. WASHINGTON ST.	TOTAL
EXISTING STREET FACADE	37'-5" LF	98'-7" LF	
STREET FACADE			
TOTAL STREET FACADE	37'-5" LF	98'-7" LF	136'-0" LF
TOTAL RBL	69'-11" LF	127'- 0" LF	196'-11" LF
75% OF RBL REQUIRED (147'-8" LF)			
TOTAL BUILDING STREET FACADE		69% OF RBL PROVIDED (136'-0" LF)	
REQUESTED VARIANCE		6% (11'-8") RBL	

Per the attached Sheet AS1.0 the above RBL table provides the calculation for the variance request. Please refer to this sheet for the visual of the proposal and façade length along the RBL.

Relationship to the Land Development Code Variance Standards (Staff Comments in Bold Text):

54.1404 Variances and Appeals

(B) Variances. *The Board of Zoning Appeals may authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in practical difficulty in accordance with this Section. A variance from the terms of this Ordinance shall not be granted by the Board of Zoning Appeals unless and until all of the following are fulfilled:*

(1) Application. *A complete written application for a variance is submitted.*

An application has been submitted.

(2) Payment of Fees. *All fees, as set by the City Commission, must be paid by the applicant to cover the administrative costs of such application.*

The required fee has been submitted.

(3) Notice of Public Hearing. *Notice of public hearing shall be given as in Section 54.1406.*

Notices have been made in accordance with Section 54.1406.

(4) Public Hearing. *The public hearing shall be held. Any party may appear in person, or by a duly authorized agent or by attorney to act on behalf of the applicant.*

The public hearing is to be held on June 5, 2025.

(5) Required Standards of Review. *The Zoning Board of Appeals shall make findings that a "practical difficulty" has been shown by the applicant by finding that all of the following requirements have been met by the applicant for a variance.*

(a) Special Conditions and Circumstances Unique to the Land, Structure, or Building. *That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district;*

TBD by the Board of Zoning Appeals.

(b) Rights of Similar Properties in the Same Districts. *That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other similar properties in the same district under the terms of this Ordinance;*

TBD by the Board of Zoning Appeals.

- (c) Not a Result of Actions of the Applicant. That the special conditions and circumstances do not result from the actions of the applicant;

TBD by the Board of Zoning Appeals.

- (d) Special Privileges Prohibited. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district;

Similar properties have the same recourse available if the same situation were to arise, therefore, this is not considered to be a special privilege.

- (e) Comparison to Other Lands, Structures, or Buildings Not a Factor. That no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

This application shall stand on its own and not be precedent setting, nor shall other cases be used in the decision making.

- (f) Strict Compliance is Unnecessarily Burdensome. That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;

TBD by the Board of Zoning Appeals.

- (g) Substantial Justice. That a variance would do substantial justice to the applicant, as well as to other property owners in the district (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more just);

TBD by the Board of Zoning Appeals.

- (h) Impact. That the proposed variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets; that the variance will not increase the hazard of fire or flood or endanger public safety; that the variance will not unreasonably diminish or impair established property values within the surrounding area; and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

TBD by the Board of Zoning Appeals.

STAFF REPORT/ANALYSIS

Page 5 of 5

- (i) Minimum Variance Necessary. That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

TBD by the Board of Zoning Appeals.

- (j) Purpose and Intent of the Land Development Code. That the granting of the variance, will be in harmony with the general purpose and intent of this Ordinance.

TBD by the Board of Zoning Appeals.

Additional Comments:

State Law provides that reasonable conditions may be placed on a variance request to ensure the health, safety, and welfare as well as, the social and economic well-being, of those who will use the land use or activity under construction, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

Background:

In November of 2024, a zoning compliance permit (200-ZCP-10-24) for 101 S. Front Street was issued for the following:

Approval for the demolition of retaining walls, commercial interior remodeling to change the use of the existing office building to a hotel use, new 23,361 S.F. five-story with attic story and basement building addition for hotel use, new street wall, and new site improvements including patio, 818 S.F. roof patio, sidewalks on private property, and landscaping per information provided on the application, materials provided for case 14-SPR-07-24, the site plan dated 10-24-24, and with the following conditions:

- That any proposed change in the plans approved herein will require further zoning approval.
- That a fence permit is obtained.
- That the following Required Engineering permits are obtained: Storm Sewer tap, Curb cut/driveway, Sidewalk Construction.
- That a license from the City Commission is obtained for the ramp/guardrails shown in the City right-of-way.

Attachments:

- Application
- Area Map
- Block Map
- Photos
- Architect sketches

**CITY OF MARQUETTE
BOARD OF ZONING APPEALS
VARIANCE APPLICATION**



CITY STAFF USE

Parcel ID#: 0150940 File #: 03-VAR-06-25
Receipt/INV #: 930344 Check #: 10385 Received by and date: AML 5-8-25
Hearing Date: 6-5-25 Application Deadline (including all support material: 5-8-25
• Location Sketch prepared by a surveyor submitted: Y / N (fence height or % of construction variance N/A)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED, THE VARIANCE REQUEST WILL NOT BE SCHEDULED FOR A HEARING UNTIL IT HAS BEEN VERIFIED THAT ALL OF THE INFORMATION REQUIRED IS PRESENT AT THE TIME OF THE APPLICATION - NO EXCEPTIONS!

FEE SCHEDULE (We can only accept Cash or Check (Written to the City of Marquette))

- ☐ 1 or 2 Family Residential Units \$845
☒ Commercial and all others \$1,120

If you have any questions, please call 228-0425 or e-mail alanders@marquettemi.gov. Please refer to www.marquettemi.gov to find the following information:

Board of Zoning Appeals page for filing deadline and meeting schedule
Excerpts from the Land Development Code

- **Section 54.1404:** Variances and Appeals
- Article 4 for setback and height information
- Article 9 for off street parking requirements

APPLICANT CONTACT INFORMATION

PROPERTY OWNER

Name: Marquette Vault LLC
Address: 47711 Gundlach Rd.
City, State, Zip: Houghton, MI 49931
Phone #: 989-751-8226
Email: jen@thebraveworks.com

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

APPLICANT/OWNERS REPRESENTATIVE

Name: Barry J Polzin Architects, Inc.
Address: 101 N. Lakeshore Blvd.
City, State, Zip: Marquette, MI 49855
Phone #: 906-226-8661
Email: bpolzin@bjparchitects.com

****APPLICANTS OR REPRESENTATIVES ARE STRONGLY ENCOURAGED TO BE PRESENT AT THE MEETING****

SURVEYOR

Name: Lake State Land Surveying, Inc. Address: PO Box 533 City, State, Zip: Iron Mountain, MI 49801
Phone #: 906-235-0404 Email: andy@lakestatels.com

*** A current survey (location sketch), prepared by a licensed surveyor and showing all existing and proposed construction must be submitted at least 20 business days prior to all public hearings involving dimensional variances.**

VARIANCES REQUESTED

- ☐ Fence
- ☐ Signage
- ☐ Parking (location, # of spaces, screening)
- ☐ Zoning (building size, placement, etc.)
- Size/lot coverage _____
 - Placement/Setbacks _____
 - Height _____
- ☒ Other Minimum % of Building on RBL Line

PROPERTY INFORMATION

Location (Street Address): 101 S. Front St

Zoning District: MDW-G5

Total area of site: 0.18 Acres

Sq. ft. of Existing Building(s): 21,831

Sq. ft. of Proposed Building(s): 21,361

Number of floors: 5 Proposed Height: 74'-0"

SETBACKS

	Please circle the appropriate direction	REQUIRED <i>Please fill in the distance</i>	PROVIDED/ PROPOSED <i>Please fill in the distance</i>
FRONT	N S E W	n/a	24'-0"
SIDE 1	N S E W	n/a	17'-3"
SIDE 2	N S E W	n/a	6'-1"
REAR	N S E W	n/a	0'-0"

EXISTING/PROPOSED USE (Check all that apply)

Existing Use: Office Space/Vacant

Proposed Use: Hotel

Multifamily and non-residential development must undergo a formal site plan review - See Section 54.1402 of the Marquette City Land Development Code.

PRACTICAL DIFFICULTY

- Unique circumstances applying to the property.
- Not adversely affecting adjacent properties.
- Need for variance was not self-created.
- Variance is the minimum necessary.
- Not general or recurrent nature.
- Will not alter the essential character of the area.

State law authorizes the Board of Zoning Appeals upon finding that there are practical difficulties in carrying out the letter of the law, to grant a variance. The Board of Zoning Appeals may impose conditions upon affirmative decisions. Any person having interest affected by the Board may appeal a decision to the Circuit Court within 30 days.

DESCRIPTION OF PROJECT

Specify proposed building style and materials, ultimate ownership, proposed timeline for work, etc. (Use another sheet of paper if necessary). Sketches showing facades, rooflines, window and door placement, etc. are encouraged but need not be professionally drawn - photos of similar construction may also be submitted.

The existing Savings Bank building will be preserved and re-purposed for hotel use. An addition to the building will house additional guestrooms and support spaces and elements. The original building's style was described at the time of its construction as "Modern American with Gothic Feeling". It incorporates elements from several period styles including Art Nouveau and Sullivan. The new construction is of simple "modern" style to be subordinate to the original building and to not appear as part of the original. The addition is also set back from the existing building's street facade in deference to the historic structure.

NO WORK - INCLUDING EARTHWORK CAN COMMENCE UNTIL A VARIANCE IS OBTAINED (APPLICATION SUBMITTAL DOES NOT GUARANTEE APPROVAL) AND A ZONING COMPLIANCE PERMIT IS ISSUED.

SEC 54.1404(B)(5):

The Zoning Board of Appeals shall make findings that a “practical difficulty” has been shown by the applicant by finding that all of the following requirements have been met by the applicant for a variance.

(a) Special Conditions and Circumstances Unique to the Land, Structure, or Building.

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district;

Petitioner's Response:

The existing building is a registered Historic Building and requires adherence to the National Park Service Standards for rehabilitation. Covering or altering more than a single side of the building is not permitted. Also this specific buildings east facade as seen from Marquette's lower harbor, is a unique narrow and tall facade which has been part of the visual experience since 1891.

The RBL along the Front Street side of the property has a similar issue. To properly preserve the experience of the Historic Buildings primary facade with its round corner elements the building addition needs to be set back from the street. This allows the view from the south coming up Front Street to remain the same as it has been since 1891.

(b) Rights of Similar Properties in the Same Districts. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other similar properties in the same district under the terms of this Ordinance;

Petitioner's Response:

The build to 75% of the RBL requirement forces the proposed addition (which is commonly enjoyed by similar properties in the district) to violate the National Park Service standards for rehabilitation, not complying with the guidelines will deprive the applicant's rights to Historic tax credits for preserving a community treasure.

(c) Not a Result of Actions of the Applicant. That the special conditions and circumstances do not result from the actions of the applicant;

Petitioner's Response:

The circumstance is created by the historic nature of the building and site it is not the result of actions by the applicants

- (d) **Special Privileges Prohibited.** That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district;

Petitioner's Response: _____

The unique nature of this variance request and it's approval will not constitute a special privilege to the applicant over other properties in the same district.

- (e) **Comparison to Other Lands, Structures, or Buildings Not a Factor.** That no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Petitioner's Response: _____

This variance request is not based on any other variance granted to other properties

- (f) **Strict Compliance is Unnecessarily Burdensome.** That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;

Petitioner's Response: _____

The strict compliance with the RBL requirement will unreasonably prevent the owner from properly preserving the historic integrity and using the available property on the site.

- (g) **Substantial Justice.** That a variance would do substantial justice to the applicant, as well as to other property owners in the district (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more just);

Petitioner's Response: _____

This variance will do justice to the applicant and allow for the re-purposing of this property for a use that will add to the other district property owners values while preserving the most iconic historic structure in downtown Marquette.

- (h) **Impact.** That the proposed variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets; that the variance will not increase the hazard of fire or flood or endanger public safety; that that the variance will not unreasonably diminish or impair established property values within the surrounding area; and that the variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Petitioner's Response: _____

This variance request will actually provide for more light and air to the public R.O.W. of E. Washington Street. This variance will not impact the adjacent properties. It will not be injurious or detrimental to the public welfare. It will preserve the public's right to experience the registered historic building from the public street spaces.

- (i) **Minimum Variance Necessary.** That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Petitioner's Response: _____

The 6% reduction in the building on the RBL is the minimum needed to reasonably re-use and restore this property.

- (j) **Purpose and Intent of the Land Development Code.** That the granting of the variance, will be in harmony with the general purpose and intent of this Ordinance.

Petitioner's Response: _____

This variance will allow for the continuing usage of the historic property and still allow for the infill of a gap along the Front Street space. The general purpose of adding density and activities that enhance the pedestrian experience downtown will be achieved.

SIGNATURE

I hereby certify the following:

1. I am the legal owner of the property for which this application is being submitted.
2. I desire to apply for the variance indicated in this application with the attachments and the information contained herein is true and accurate to the best of my knowledge.
3. The requested variance would not violate any deed restrictions attached the property involved in the request.
4. I have read Section 54.1404 of the Land Development Code and understand the necessary conditions that must be completed and the consideration that will be given in making a decision on this petition.
5. I understand that the payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that is does not assure approval of the plan.
6. I acknowledge that this application is not considered filed and complete until all of the required information has been submitted and all required fees have been paid in full. Once my application is deemed complete, I will be assigned a date for a public hearing before the Board of Zoning Appeals that may not necessarily be the next scheduled meeting due to notification requirements and Board of Zoning Appeals Bylaws.
7. I acknowledge that this form is not in itself an approval of the variance but only an application for a variance and is valid only with procurement of applicable approvals.
8. I authorize City Staff and the Board of Zoning Appeals members to inspect the site.

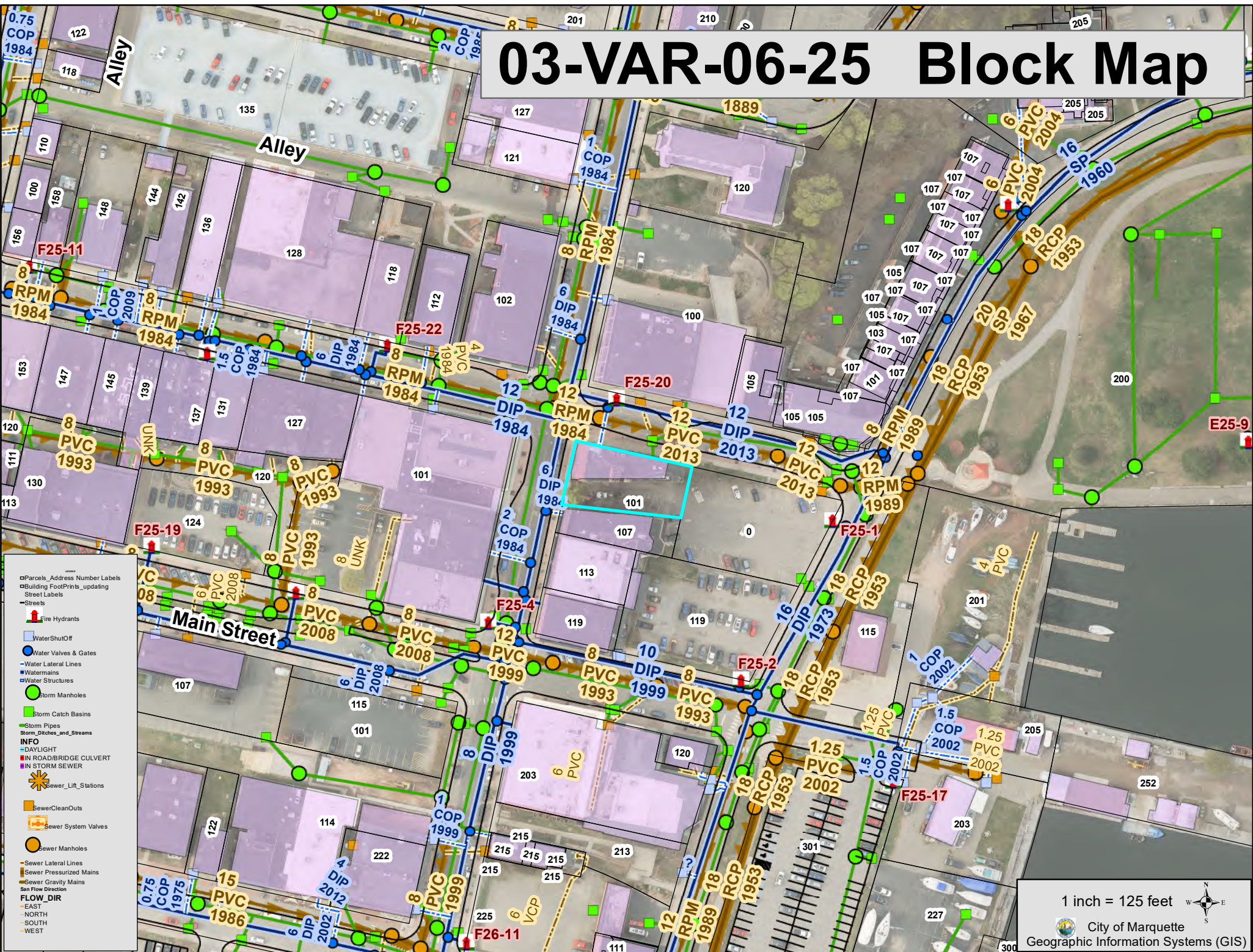
Property Owner Signature: _____ Date: 5/8/25

Applicant Signature: _____ Date: 5/8/25

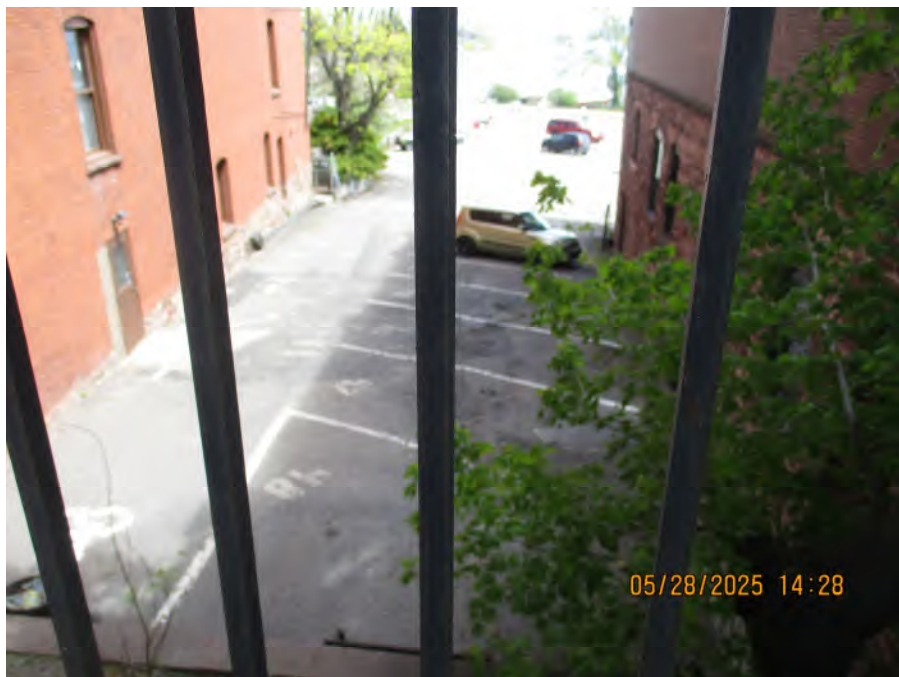
03-VAR-06-25 Area Map



03-VAR-06-25 Block Map





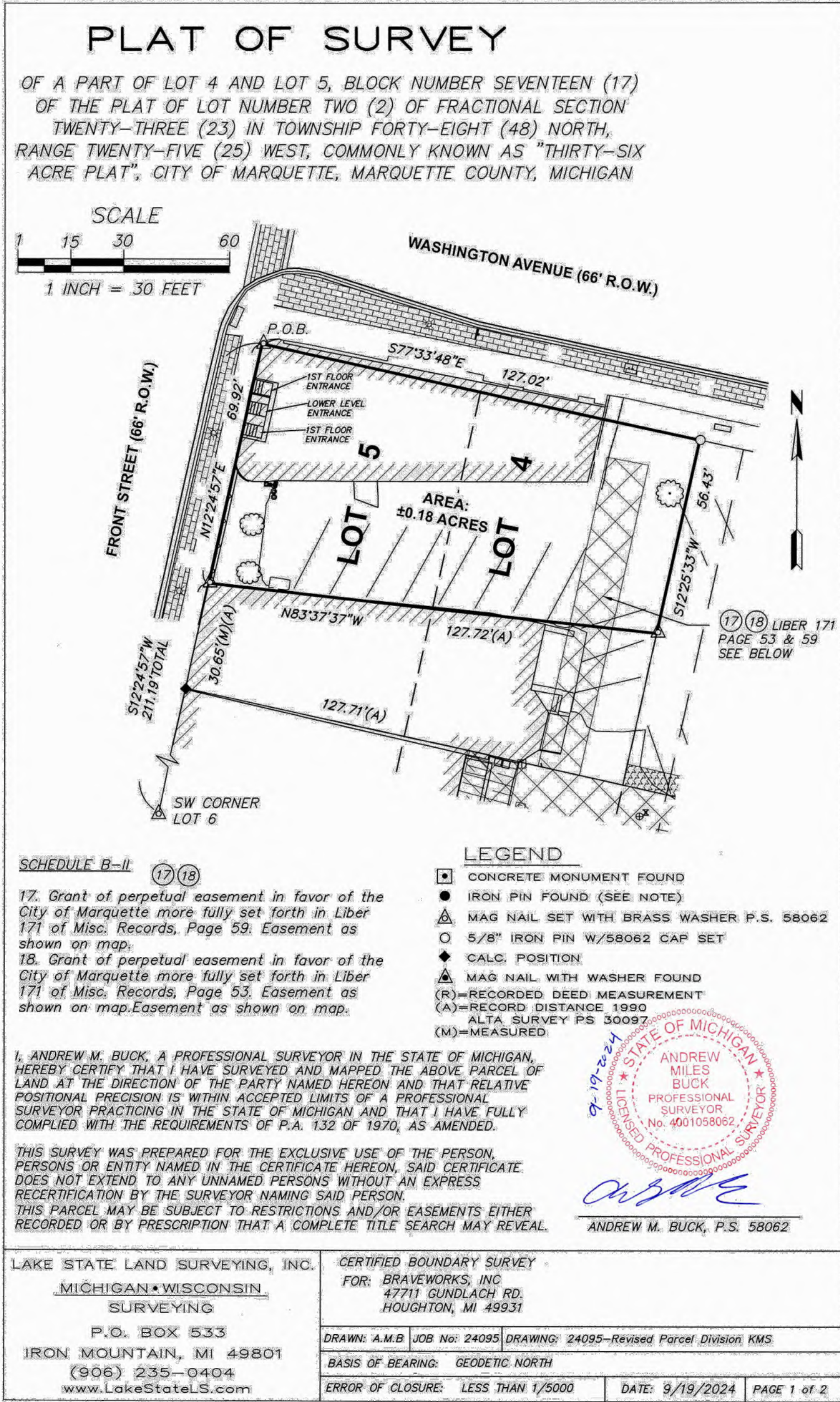
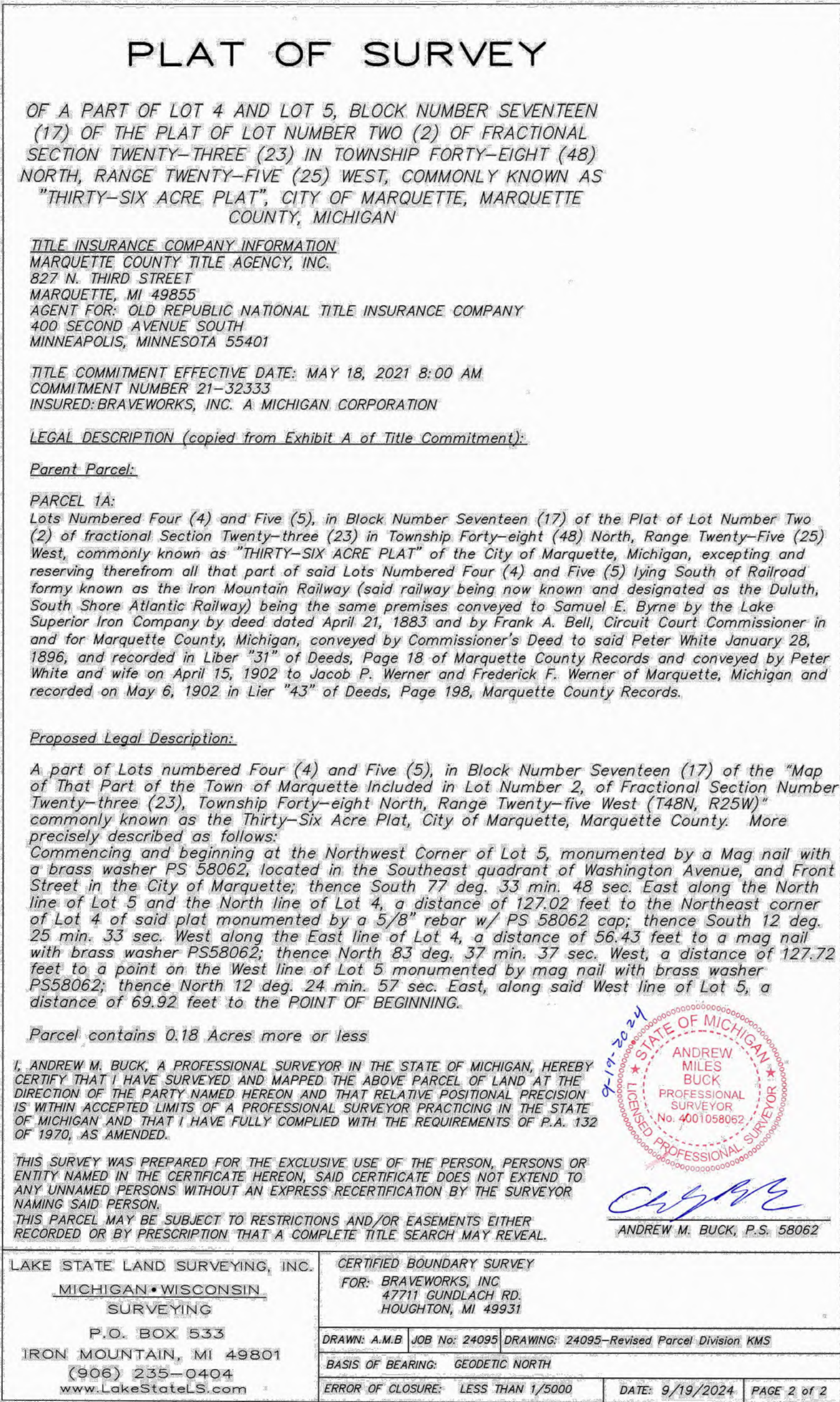






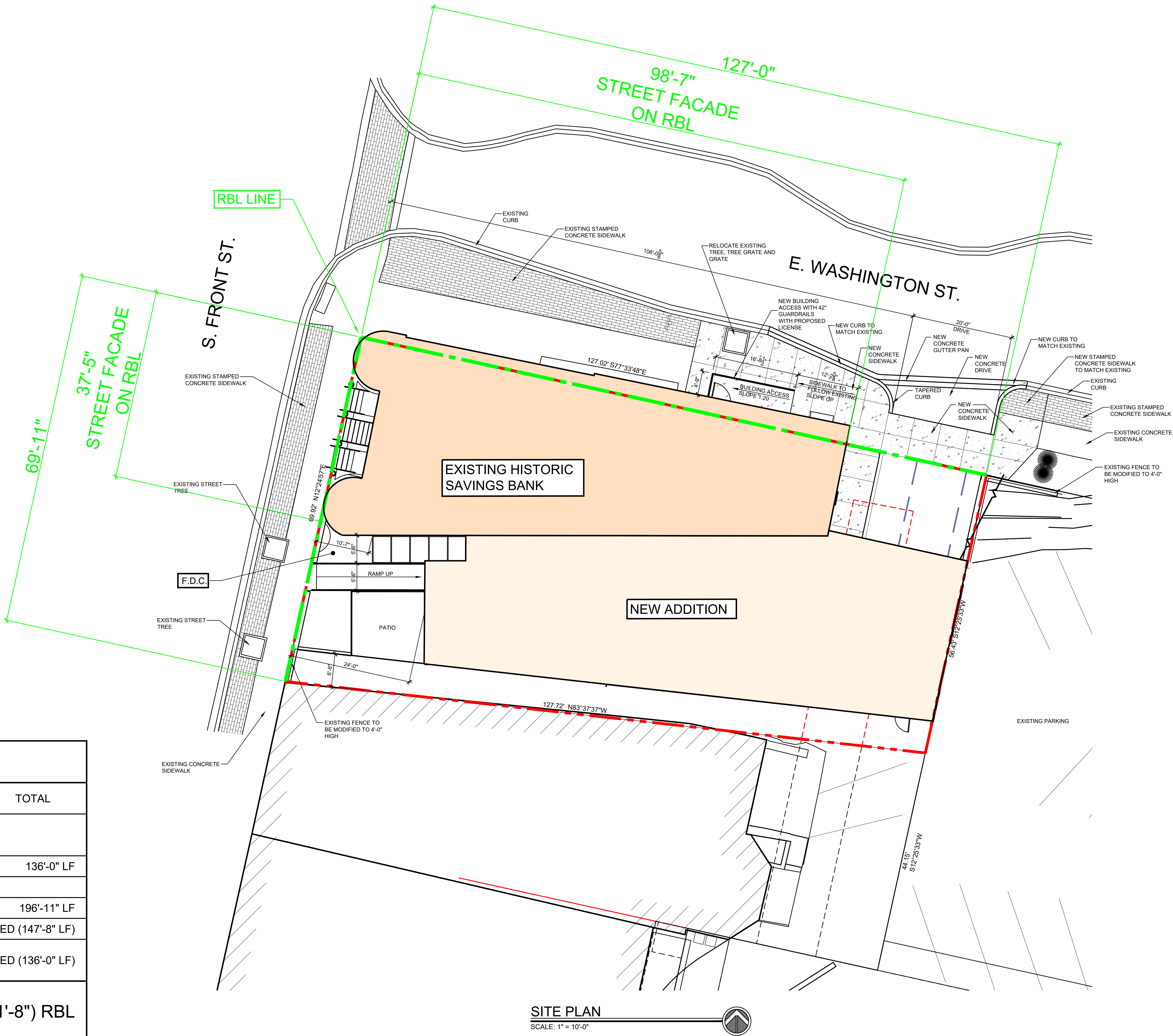
REVISION		
DATE	ISSUE	BY

COPYRIGHT © 2024 BY BARRY J. POLZIN ARCHITECTS. ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEMS WITHOUT WRITTEN PERMISSION FROM BARRY J. POLZIN ARCHITECTS.



REVISION		
DATE	ISSUE	BY

COPYRIGHT © 2024 BY BARRY J. POLZIN ARCHITECTS. ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS INCLUDING INFORMATION SYSTEMS WITHOUT WRITTEN PERMISSION OF BARRY J. POLZIN ARCHITECTS.



SITE PLAN
SCALE: 1" = 10'-0"

RBL TABLE			
	FRONT ST.	E. WASHINGTON ST.	TOTAL
EXISTING STREET FACADE	37'-5" LF	98'-7" LF	
STREET FACADE			
TOTAL STREET FACADE	37'-5" LF	98'-7" LF	136'-0" LF
TOTAL RBL	69'-11" LF	127'-0" LF	196'-11" LF
75% OF RBL REQUIRED (147'-8" LF)			
TOTAL BUILDING STREET FACADE		69' OF RBL PROVIDED (136'-0" LF)	
REQUESTED VARIANCE		6% (11'-8") RBL	



VIEW FROM SOUTH WEST
SOUTH FRONT STREET



VIEW FROM NORTH EAST
EAST WASHINGTON STREET

THE VAULT MARQUETTE
MARQUETTE VAULT LLC
MARQUETTE, MICHIGAN

Design: Barry J. Polzin
Drawn By: MRA
Date of Issue: 5/8/25

REVISION		
DATE	ISSUE	BY

COPYRIGHT © 2024 BY BARRY J. POLZIN ARCHITECTS. ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS INCLUDING ELECTRONIC OR MECHANICAL MEANS WITHOUT WRITTEN PERMISSION FROM BARRY J. POLZIN ARCHITECTS.

SHEET:

Board of Zoning Appeals



***Report to the City Commission
June 9, 2025***

Background

Name	Position	Date of Appointment	Term Expiration
Heather Dombrowski**	Chair	05-10-21	02-15-24
Kristina Hill*	Vice -Chair	02-13-23	02-15-26
George Patrick*	Member	01-29-24	02-15-27
Barbara Wright**	Member	03-28-22	02-15-25
Dallas Fetter	PC Appt.	3-31-25	02-15-26
Brad Neumann**	Alternate	05-11-20	02-15-22
Delynn Klein	Member	04-14-25	02-15-28
Vacant	Alternate		02-15-27
Vacant	Member		02-15-26

*When first appointed, the appointment was to fill an unexpired term.

**Member's term previously expired. Per MCL 125.3815, a member shall hold office until his or her successor is appointed

Staff Liaison – Andrea Landers, Zoning Official

Background Cont.

2024 Meetings

Total Meetings Scheduled	Number of Meetings Canceled Due to No Requests	Number of Special Meetings
12	7	0

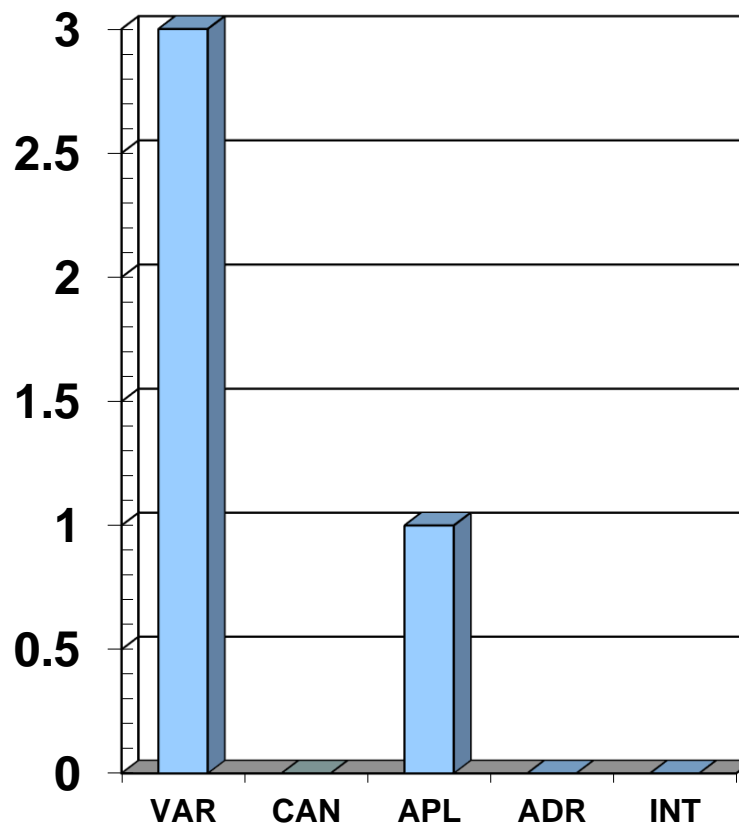
- Meetings are held on the first Thursday of the month.
- Additional meetings are scheduled when an applicant requests a special meeting. There were 4 excused absences in 2024 however, alternates, when they can, attend the scheduled meetings to help ensure that 7 members are present. All meetings were conducted with less than 7 members present.
- There were 1 unexcused absence in 2024.

Responsibilities

- Per Michigan Zoning Enabling Act of 2006, P.A. 110 of 2006, Section 125.3601, “A zoning ordinance shall create a zoning board of appeals.”
- Section 54.1304 of the City of Marquette Land Development Code (LDC) establishes the BZA.
- Responsibilities:
 - Official interpretations of LDC text and map.
 - Appeals of administrative orders, requirements, decisions, and determinations.
 - Variances from LDC standards.
 - Designate Class A Non-conforming uses or structures.

Requests Heard in 2024

- Variances (VAR)
- Class A Non-conforming Designation (CAN)
- Appeals of Administrative Decisions (APL)
- Administrative Review (ADR)
- Interpretations (INT)



Requests heard in 2023

Goals for Upcoming Year

- Fill Vacancies on the Board

Issues & Discussion

- Fill Vacancies on the Board
 - Stipend may help
 - Presentation of what we do to service clubs
 - Contact Northern Michigan University to see if anyone wants to volunteer

Questions?

