

7/29/2024

## **Variance Request**

1922 Sherwood Dr.  
Houghton, MI 49931

Zoning Board of Appeals Members:

Mr. Michael Helminen requests a front yard variance for a residential structure being built at 1922 Sherwood Dr.

The request is on a 130' x 140' lot located in the R1 Single Family District. It was noticed the existing structure appeared to be in the front yard setback upon inspection. The City ordered a survey of the property to be performed to find the location of the existing structure in relation to the setback requirement. The front yard setback by City Ordinance is set at 25', side yard 10' and rear yard 30'. The front of the existing structure was found to be 17.5' at its closest corner from the property line, leaving the structure 7.5' into the required setback.

Therefore, Mr. Helminen is requesting a 7.5' front yard setback and the ability to proceed with construction.



# CITY OF HOUGHTON

BIRTHPLACE OF PROFESSIONAL HOCKEY

*City Center*

616 Sheldon Avenue • P.O. Box 606

Houghton, Michigan 49931

(906) 482-1700

[www.cityofhoughton.com](http://www.cityofhoughton.com)

7/29/2024

Mr. Michael Helminen  
56465 Traprock Valley Rd.  
Lake Linden, MI 49945

**RE: NONCONFORMITY NOTICE- 1922 SHERWOOD DRIVE, HOUGHTON**

Mr. Helminen,

On 7/26/24 it was noticed by both our Code Enforcement Officer, Jeff Jepsen, and I that the structure currently being constructed on 1922 Sherwood Drive (052-184-090-11) appeared to be closer to the property line than the required 25' front yard setback. The City requested UP Engineers and Architects (UPEA) to locate the front yard property pins and to locate the structure in relation to the Right of Way and the setback.

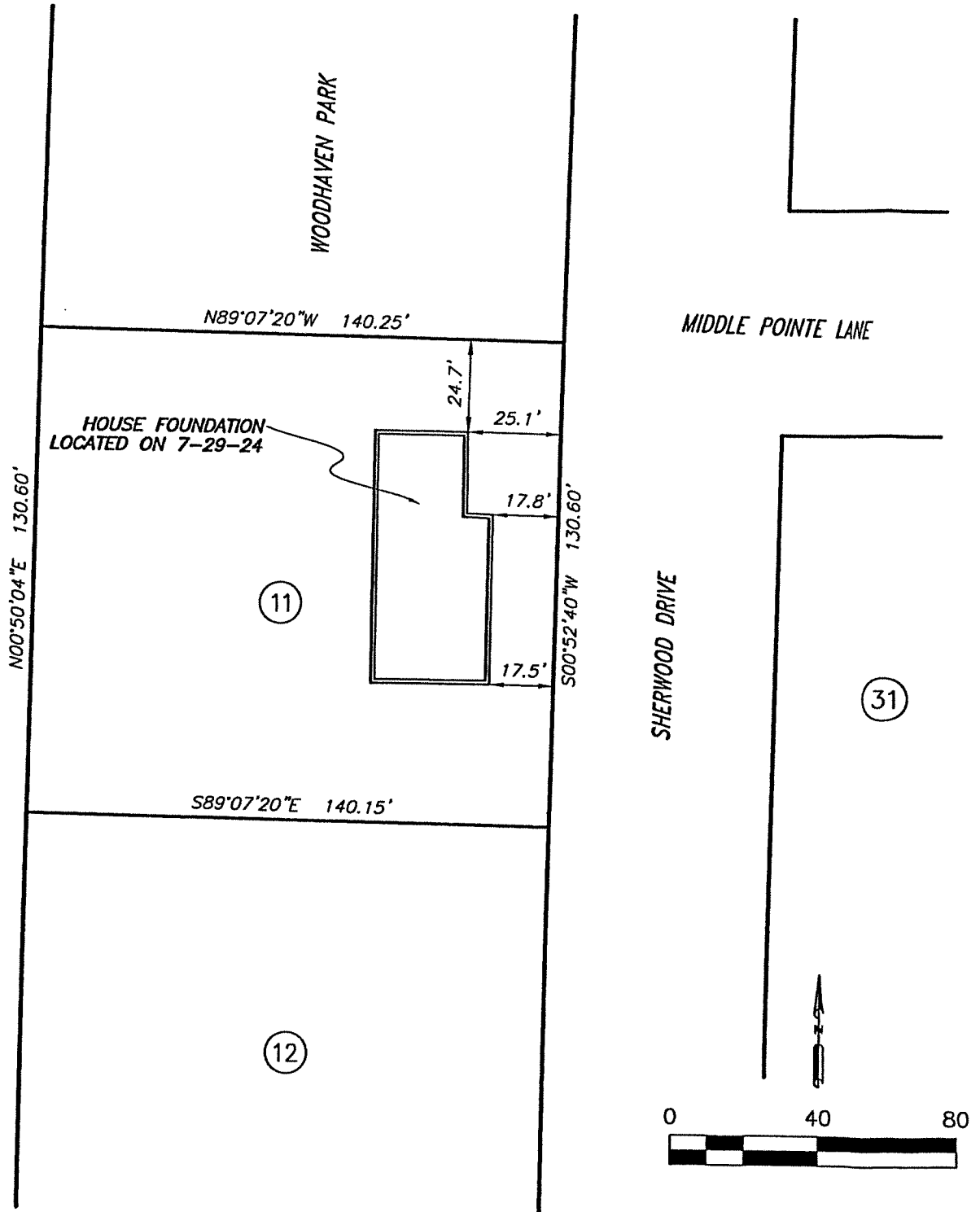
On 7/29/24 we received the measurement from UPEA and the structure currently sits 17.5' at the closest corner from the property line, 7.5' less than the required 25' setback. As the Zoning Administrator for the City of Houghton, it is my duty to suspend the current Zoning Permit 24-003 issued on 3/5/24 based on noncompliance with the Zoning Ordinance. Due to the violation, the Houghton County Building Department is being notified to place a stop work order for this project.

You are entitled to request a variance with the City of Houghton Zoning Board of Appeals. The process requires a request be made by you, public notifications made by the City, and setting of a public hearing after which the Zoning Board of Appeals will consider a variance request. The process has a mandatory public notice period prior to hearing, so time is of the essence.

Respectfully,

Eric T. Waara, P.E.  
City Manager/Zoning Administrator  
[eric.waara@cityofhoughton.com](mailto:eric.waara@cityofhoughton.com)  
(906) 482-1700

# EXHIBIT A



100 PORTAGE STREET  
HOUGHTON, MI 49931  
(906) 482-4810

FOR: THE CITY OF HOUGHTON  
LOT 11, WOODHAVEN ESTATES  
FOUNDATION LOCATION  
HOUGHTON COUNTY, MICHIGAN

PROJECT NO: H02-04130  
DATE: 7-29-24  
DRAWN: J. WEST  
DWG: BRESNAN-FINAL..  
REVISED:

OTHER OFFICES IN: IRON MOUNTAIN, SAULT STE. MARIE, ISHPEMING & MARINETTE, WI.