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 Robert D. Buechler, Clerk  
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**FORT GRATIOT CHARTER TOWNSHIP  
 ZONING BOARD OF APPEALS  
 COUNTY OF ST. CLAIR, MICHIGAN**

**PLEASE TAKE NOTICE** that a public hearing during a regular meeting of the Fort Gratiot Charter Township Zoning Board of Appeals will be held on **Tuesday, December 17, 2024** beginning at 7:00 o'clock p.m., in the Gardendale Meeting Room at the Fort Gratiot Municipal Center, 3720 Keewahdin Road, Fort Gratiot, Michigan 48059, for the purpose of reviewing this request, to hear comments and/or objections and to take action.

**OWNER:** Allen Shaw & Theresa Turnbull, 2959 Maplewood Drive, Fort Gratiot, MI 48059  
**LOCATION:** 2959 Maplewood Drive  
**PARCEL ID #:** 74-20-468-0089-001  
**LEGAL:** Lot 120 Lake Huron Manor Subdivision & Lot 1 The Forrest Subdivision

Location	Required Setback	Permitted Overhang	Proposed	Request
North Front Yard-Maplewood Drive	35'	58"	29' w/12" overhang setback	6' dwelling variance
South Rear Yard-Sylvan Drive	35'	33"	33' w/12" overhang setback	2' dwelling variance
East Side Yard-Park/Lake	10'	0"***	0' setback	10' dwelling variance**
West Side Yard-Manor Neighbor	10'*	4"	2' w/12" overhang setback	8' dwelling/8" overhang variance
West Side Yard-Forrest Neighbor	10'*	4"	2' w/12" overhang setback	8' dwelling/8" overhang variance
West Side Yard- Forrest Neighbor	10'	6"	3' w/12" overhang setback	7' dwelling/6" overhang variance

Description	Maximum Permitted	Proposed	Request
Overall Lot Coverage-Square Feet	1,829 square feet	Up to 2,200 square feet	370 SF lot coverage variance

Class A Designation on existing lawfully existing nonconforming dwelling.  
 Class A Designation on proposed additions to existing footprint, as approved.  
 \*2' setback is existing, the proposed overhang is new.  
 \*\*The survey indicates that the 12" overhang encroaches onto the Lake Huron Manor deeded park property. The ZBA cannot grant a variance to encroach, and Fort Gratiot cannot permit a structure to encroach.

All property owners within 300' of the property described herein, by law, must be notified. The applicant, owner, or a representative must be present for action to be taken. The public will have an opportunity to deliver comments during the *Public Comment* portion of the meeting. Each person wishing to address the Zoning Board of Appeals is given three (3) minutes to speak, all comments must be addressed to the Chair, and questions will not be taken at that time. Upon hearing all public comment, the public hearing is closed, and no additional public comment will be heard. Copies of the request and materials can be viewed at the FGMC during regular business hours or at [www.fortgratiot.us](http://www.fortgratiot.us). Written comments may also be submitted prior to the meeting by mail, email or hand delivered and must be received by 4:00 PM on the meeting date to be distributed to the Zoning Board of Appeals.

If you have any questions regarding this request, please contact the Office of Community Development at (810) 385-4489 extension 1113 or at [planning@fortgratiot.us](mailto:planning@fortgratiot.us) prior to the meeting.

**\* \* \* D R A W I N G   O N   R E V E R S E \* \* \***

