



TO: Zoning Board of Appeals Members **MEETING DATE:** Tuesday, January 21, 2025
LOCATION: 4255 Fairway Drive **PARCEL #:** 74-20-505-0026-000
ZONING: R-1A Single Family Residential **MASTER PLAN:** Single Family Residential
OWNER(S): Thaddeus & Stacey Unold **APPLICANT(S):** Thaddeus & Stacey Unold

Request: 7' west rear yard setback variance, and a 1' north side yard setback variance, for proposed additions, and a Class A Designation for the existing and proposed to the dwelling.

Findings of Facts:

- This property is not within a High-Risk Erosion Area.
- The structure is not within a Special Flood Hazard area, FEMA FIRM 07/19/2022, Panel 0237E.
- This parcel is a lawfully existing conforming platted lot.
- The lot width is 100' and exceeds the minimum required 75'.
- The lot depth is platted at 123', and Fairway Drive has a 100' (50' each side from the center of the pavement) platted road right-of-way. This size right-of-way is exceptionally wide in comparison to other similarly situated residential areas, which generally have a 66' (33' each side from the center of the pavement) road right-of-way.
- On September 18, 1969, the property received an east front yard variance permitting a 25' setback. The home was built in 1970 and currently meets/exceeds the west rear yard and south side yard setback requirements, and is deficient by less than one foot on the north side yard.
- No Class A Designation has been granted on the home.



Location	Required	Proposed	Request
Rear/West	35'	28'	7' west rear yard setback variance
Side/North	10'	9' (addition to existing)	1' north side yard setback variance

Reasons for Decision:

-A request may be **granted** upon findings that:

- (1) Continuance thereof would not be contrary to public health, safety, or welfare.
- (2) The structure does not and is not likely to significantly depress the value of nearby properties.
- (3) The use or structure was lawful at the time of its inception.
- (4) No useful purposes would be served by strict application of the provisions or requirements of this chapter with which the use or structure does not conform.

-A request may be **denied** upon finding that:

- (1) Public services cannot be adequately provided; i.e. water, sewer, gas, electric.
- (2) The proposed construction could hinder public safety response and put the property and surrounding properties at additional risk.
- (3) A hardship (non-financial in nature) or practical difficulty (such as a natural feature of the land) has not been demonstrated.

Contacts/Communications/Correspondence:

No correspondence has been received.

Recommendations:

- The building official recommends approval. The cart storage area does not require a variance; however, a condition of building permit approval includes fire separation between the dwelling and cart storage per MI Building Code MIR 302.6.
- The department of public works recommends approval with no conditions.
- The fire chief recommends approval with no conditions.
- The zoning administrator recommends approval of the variance and Class A Designation based on the findings of fact and (1) through (4,) above.

FORT GRATIOT TOWNSHIP BOARD OF APPEALS

September 18, 1969
1969-7

Meeting called to order at 8:00 P.M..

PRESENT: Taylor Summers, Jim Tibedeau, Jim Repp, & Admin. Clark.

Administrator Clark presented the following appeals:

John A. Rowling representing Shoreview Woods Subdivision was denied a permit to erect a 8'X20' sign in a R1A Zone because it is larger than the allowed 100 square feet. This appeal was not within the jurisdiction of the Board of Appeals. The appeal was changed to a request a 6 month approval of 2-8'X10' signs as provided for under Section 4.26d of the zoning ordinances.

A motion to approve the request by Jim Repp, seconded by Tibedeau. Voting 2 yes - Repp & Tibedeau Summers abstained. Approval granted.

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000

Mr. & Mrs. Floyd Hollway of St. Clair, Michigan was denied a permit to erect a dwelling on Fairway Drive, MacTaggart Plat Lots 44&45 because of encroachment into the required 35' front and rear yard set backs. Doctor Rowe of 4251 Fairway Drive, Doctor Rhude of 4275 Fairway and Mr. Hugh Webb Jr. of 4263 Fairway Drive were present and expressed concern. The proposed residence would protrude beyond the adjoining homes. A motion by Summers, second by Repp to permit a 25' front yard setback, thereby providing a legal 35' rear yard setback. Motion carried - appeal granted.

R.E. Marriott Furniture Co. was denied a permit to erect a 60' X98' warehouse on Lot 25 at 3840 Pine Grove, C-1 Zone, because of encroachment in the 20' required sideyards. Mr. Elmer Kodet represented the owners. A letter was received from the Commercial Savings Bank on Lot 26 confirming a contractual agreement to allow fire department access from their property and approving the party wall being on the property line.

A motion by Repp, seconded by Summers to permit the north wall on property line and the south wall 10' from property line. Motion carried unanimous. Appeal granted.

Summers

Tibedeau

Repp

**CHARTER TOWNSHIP OF FORT GRATIOT
ZBA DEPARTMENTAL REVIEW**

FROM: Building Department, Department of Public Works, Fire Department
 APPLICANT: Thaddeus & Stacey Unold OWNER: Same
 LOCATION: 4255 Fairway Drive Parcel I.D. #: 74-20-505-0026-000
 DATE: January 15, 2025 MEETING DATE: Tuesday, January 21, 2025

YES	NO	N/A	BUILDING DEPARTMENT:
X			1. Will the new construction require additional fire proofing?
X			2. Will the existing structure require additional fire proofing?

COMMENTS:
Dwelling to garage fire separation must be met per code MIR 302.6 for cart storage area.

RECOMMENDATION:
 Deny Approve Approve w/conditions Postpone-additional information requested

Reviewed By: Gary Beem, Building Official Date: 01/08/2025

YES	NO	N/A	DEPARTMENT OF PUBLIC WORKS:
	X		1. Are there conflicting or multiple structures?
	X		2. Are there any common service agreements?
			3. If yes, above, are easements/necessary paperwork recorded?
			4. Will the proposed construction interfere with any:
	X		sewer lines or mains? If yes, please indicate: <input type="checkbox"/> existing or <input type="checkbox"/> future
	X		water lines or mains? If yes, please indicate: <input type="checkbox"/> existing or <input type="checkbox"/> future
	X		storm drains? If yes, please indicate: <input type="checkbox"/> existing or <input type="checkbox"/> future

COMMENTS:

RECOMMENDATION:
 Deny Approve Approve w/conditions Postpone-additional information requested

Reviewed By: Greg Randall, DPW Supervisor Date: 01/08/2025

YES	NO	N/A	FIRE DEPARTMENT:
X			1. Is there location and adequacy of water lines and fire hydrants?
	X		2. Are additional on-site fire protection systems necessary?
X			3. Can use or building be serviced, in case of fire, from all sides?
X			4. Is there adequate vehicle access for fire equipment?
	X		5. Are there special conditions which may necessitate further study or information? (i.e., paint, solvents, explosives, unstable chemicals)

COMMENTS:

RECOMMENDATION:
 Deny Approve Approve w/conditions Postpone-additional information requested

Reviewed By: Michael F. Fronimos, Fire Chief Date: 01/08/2025



ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING

For Office Use Only

Parcel #: 505-0026000
 File #(s): V25-001
 Type: Variance 9550

The completed original application must be submitted with 2 copies of the pertinent data, as required and outlined in the Fort Gratiot "Procedures Guide for Submittal to Zoning Board of Appeals" and the applicable filing fee. The ZBA meets on the 3rd Tuesday of each month at 7:00 PM in the Township Administration Building. The applicant, owner, or a representative must be present for the Board to act on the request. **DO NOT SUBMIT COPIES OF THE APPLICATION; SUBMIT THE ORIGINAL ONLY.**

Property and Owner/Applicant Information.

Location/Address: 4255 Fairway Dr, Fort Gratiot Lot/Unit/Map #: _____
 Owner Name: Thaddeus & Stacey Unold Phone: 612.801.3585
 Mailing Address: 4255 Fairway Dr, Fort Gratiot Email: unoldtm1@gmail.com
If different from owner-
 Applicant Name: _____ Phone: _____
 Mailing Address: _____ Email: _____

Description of Appeal. Provide a brief description of the appeal. For a variance request, the distance to the nearest fire hydrant MUST be provided. Incomplete requests will be returned to the applicant for completion. See the "Procedures Guide for Submittal to Zoning Board of Appeals" for specific instructions.

Ordinance Number or Section: 38-441 & 38-618 Zoning District: - R1A
 Surrounding Property Zoning: N: - R1A S: - R1A E: - R1A W: - R1A
 Master Plan Designation: _____

Proposed: (Plot plan MUST be attached)

Reason: see attached. Distance to fire hydrant from front door: 83-feet

The undersigned deposes that foregoing statements, answers, and accompanying information are true and correct and grants permission for authorized township representatives, Zoning Board of Appeals members and the Zoning Administrator to enter the above described property/properties for the purposes of gathering information related to this application.

[Signature] Stacey & Unold 12/17/24
 Signature of Owner Date

[Signature] Stacey & Unold 12/17/24
 Signature of Applicant Date

For Office Use Only

Request: 7' WEST REAR YARD SETBACK VARIANCE & CLASS A

DESIGNATION.

Public Hearing Date	Publication Date (not less than 15 days)	Decision	Expiration Date of Approval

Charter Township of Fort Gratiot Code of Ordinances can be accessed at www.municode.com

Reason:

We recently purchased this property (4255 Fairway Drive, Fort Gratiot, a two-bedroom two-bathroom ranch style home that backs up to the Port Huron golf course) as our permanent residence. The South-West corner of this property has never been built and looks unfinished when viewed from the back. Our plan is to build an additional bedroom/bathroom in this south-West corner section of our house (please see attached plan). At the present time, attached to the back wall of our house is a patio wall which projects 12 feet out and is 4-feet 4 inches high. We plan to remove this extending wall and add the bedroom which will only now extend 6-feet out.

This addition is also needed for our mother-in-law when the time has come for her to join us due to health challenges. The second bedroom in the house is used for a daily office. This property has no basement and very little space for storage.

We are asking for only 6-feet of variance for the South/West corner of our property

In addition, I have attached a signed letter from our neighbor stating our addition would have no viewing impairment from his property

Attached are additional pictures of homes North of us that seem to be closer to the golf course than our home

If any additional information is needed, please let me know

Thank you for your consideration

Thad and Stacey Unold



To: Fort Gratiot Zoning Board of Appeals

Date: December 17, 2024

From: Tom Price

Subject: Home Addition for 4255 Fairway Drive, Fort Gratiot

My next-door neighbor (Thaddeus Unold at 4255 Fairway Drive) has informed me that he is planning for an addition on the South/West side of his residence which backs up to the Port Huron golf course. The addition as viewed from our home (North of our house) will not block or impair any of our golf course viewing and I support this improvement without any hesitation.

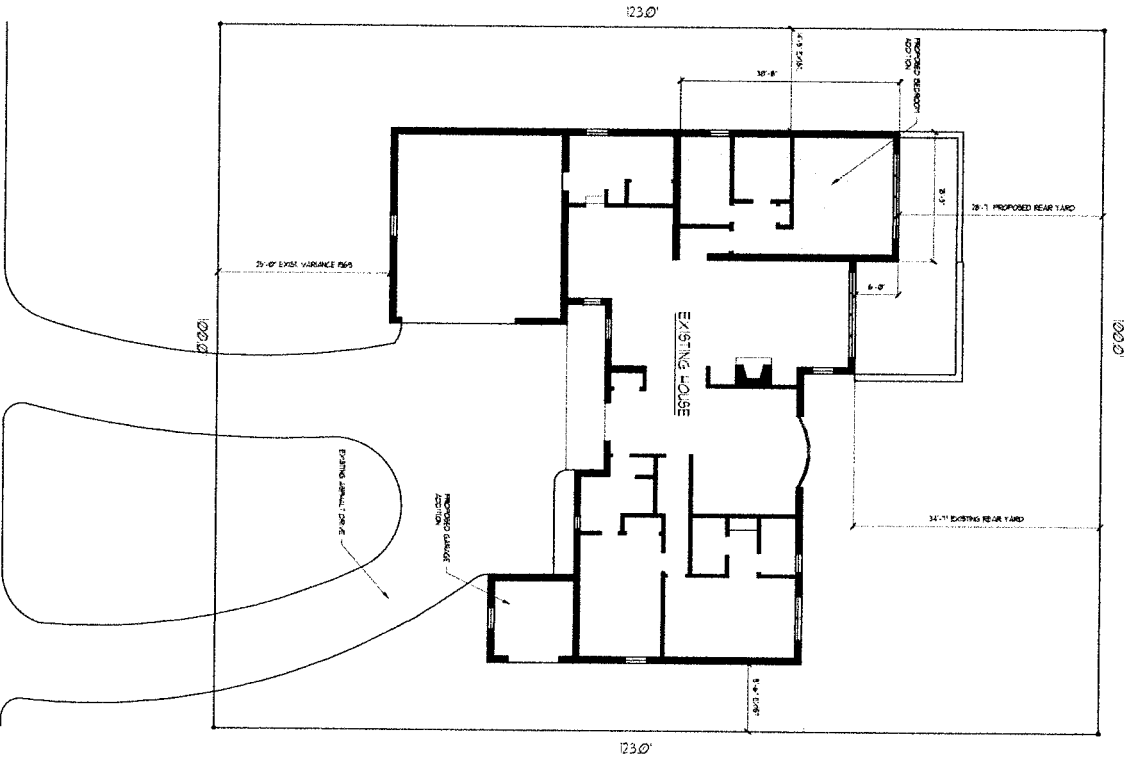
Thank you,

A handwritten signature in black ink, appearing to read "Tom Price". The signature is fluid and cursive, with a large loop at the end.

Tom Price

4251 Fairway Drive

PORT LARSON GOLF CLUB



SITE PLAN

FARMWAY DRIVE

00101 CALIFORNIA REGISTERED

WVA

WILLIAM VOGAN ARCHITECTURE, INC.

ARCHITECT
10101 CALIFORNIA REGISTERED
10101 CALIFORNIA REGISTERED
10101 CALIFORNIA REGISTERED



DATE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO.: _____
REVISIONS AND IMPROVEMENTS

DATE:	_____
DRAWN BY:	_____
CHECKED BY:	_____
PROJECT NO.:	_____
REVISIONS AND IMPROVEMENTS	_____

NUMBER: **S.I.1**

GRAPHIC SCALE



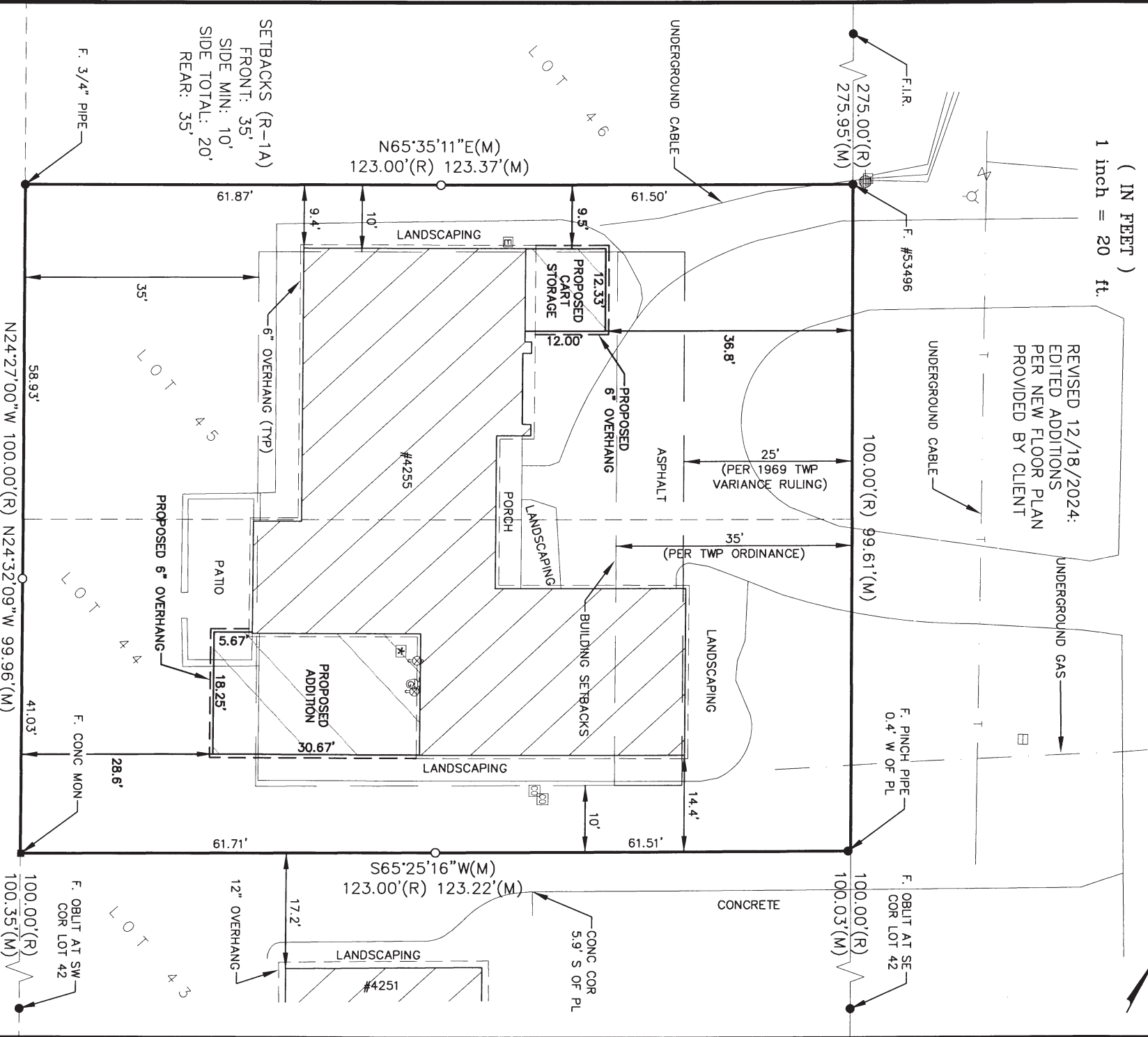
FAIRWAY DRIVE
(100' WIDE)

S24°27'00"E(R&M)

(IN FEET)

1 inch = 20 ft.

REVISED 12/18/2024:
EDITED ADDITIONS
PER NEW FLOOR PLAN
PROVIDED BY CLIENT



LEGAL DESCRIPTION: WARRANTY DEED (L.5437, P.844)
BASIS OF BEARING: PLAT BEARING OF S24°27'00"E ALONG THE WESTERLY ROW OF FAIRWAY DRIVE (PLATTED HOWE AVENUE)

NOTE: NO TITLE WORK PROVIDED BY CLIENT
NOTE: UNDERGROUND UTILITIES PER EVIDENCE FOUND IN THE FIELD ON 08/22/24

CERTIFICATE OF SURVEY

BOUNDARY SURVEY AND LIMITED SITE PLAN OF PARCEL #74-20-505-0026-000 BEING LOTS 44 AND 45 "MAGTAGGART PLAT" (L.55, P.9), FORT GRATIOT TOWNSHIP, ST. CLAIR COUNTY, MICHIGAN FOR: THADDIUS UNOLD

- LEGEND**
- SET 1/2" IRON WITH REF CAP
 - ◐ SET CONCRETE MONUMENT
 - FOUND PROPERTY IRON
 - FOUND CONCRETE MONUMENT
 - +— FENCE LINE
 - GOVERNMENT CORNER
 - |— CENTERLINE
 - +— RIGHT-OF-WAY LINE
 - (R) RECORDED DATA
 - (M) MEASURED DATA
 - (C) CALCULATED DATA

SURVEYOR'S CERTIFICATE

AS A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, I HEREBY STATE THAT I HAVE CAUSED TO BE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON, THAT SAID PLAT IS A TRUE REPRESENTATION OF THE SURVEY AS DIRECTED BY ME AND THE RELATIVE POSITIONAL PRECISION OF THE CORNERS IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET.



CIVIL ENGINEERS & LAND SURVEYORS
519 HURON AVE. PORT HURON, MI 48060
TEL: 810-984-5596 FAX: 810-984-8760
Web Page: www.bmjinc.com
Email: mail@bmjinc.com

SCALE: 1" = 20'

DATE: 08-20-2024

SURVEYED: BE

DRAWN: CMC

CHK'D: RJA

JOB NO. 2407-33

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OF 1

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Robert J. Arnold Jr., P.S. No. 52471