

7:00 o'clock p.m. Chairperson Arquette called the meeting of the Zoning Board of Appeals to order.

MEMBERS PRESENT: Arquette (C), Eisenhauer (S), Reynolds, Buechler

MEMBERS ABSENT: Sparling (VC)

ALSO PRESENT: None.

VISITORS: Brent Buckley, 4299 Atkins Road, Port Huron, MI 48060

Motion by Reynolds, supported by Arquette, to approve the agenda as printed and posted.

Vote, 4/0. MOTION CARRIED. AGENDA APPROVED.

Motion by Eisenhauer, supported by Reynolds, to approve the minutes of the regular meeting of February 17, 2015.

Vote, 4/0. MOTION CARRIED. MINUTES APPROVED.

CITIZENS WISHING TO ADDRESS THE BOARD (for items not on the agenda): None.

NEW BUSINESS:

ITEM #1: VARIANCE & CLASS A DESIGNATION – FAIRWAY DR / 74-20-756-0050-000:

APPLICANT: Brent Buckley, 4299 Atkins Road, Port Huron, MI 48060

OWNER: WalCard Investments LLC, 800 Michigan, Port Huron, MI 48060

REQUEST: 5' north side yard setback variance for proposed dwelling; 5' south side yard setback variance for proposed dwelling; Class A Designation for lot and proposed dwelling

LOCATION: Fairway Drive

PARCEL ID #: 74-20-756-0050-000

LEGAL: LOT 113 SUPV GRATIOT AVE PLAT

APPLICANTS PRESENTATION:

He has a property owner looking to develop this property with a residential home. They went over possible prints for a 30' wide house but that is just not feasible. The house would be almost square with no garage. When they looked at prints for a 40' wide house, it opened them up to homes with an actual design to them with a garage. This option will be more esthetically pleasing to that neighborhood keeping the upscale style. If they're allowed to do this, the existing garage will be demolished and the proposed home will be around 2,200 to 2,500 square feet.

PUBLIC COMMENT: None.

BOARD DISCUSSION:

Member Buechler asked if they were planning on having a basement and Mr. Buckley said yes.

Member Reynolds wanted it noted that the drawings provided make it look like the surrounding lots are only 50' wide but they are actually 75' wide allowing the surrounding homes to be 10' from the side property lines. This particular property is only 50' wide which limits them to a much smaller home for the neighborhood.

Chairperson Arquette stated that this does appear as a practical difficulty due to the narrowness of the lot.

Member Buechler asked about the excavation because the grade is lower than one neighboring property. Mr. Buckley stated that the higher neighboring property is currently running off onto this property. They will have to build up grade when constructing this home.

Findings of Facts:

-The area was originally platted in 1921.

-The lot size is nonconforming to current standards but is considered a lawfully existing lot. The narrowness of the lawfully platted lot creates a practical difficulty for reasonable development.

-The garage/shed on property was built in 1950. In 1965, records indicate that a house foundation was onsite but there is no record of the house being built or demolished.

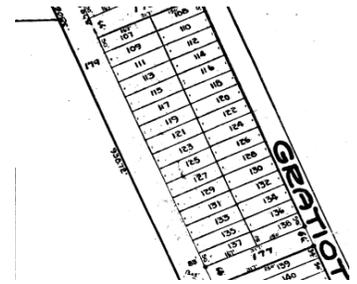
- The garage/shed is a lawfully existing nonconforming structure but is proposed to be demolished.
- Similar variances have been granted and/or available lots have been combined in this area to accommodate the platted nonconforming lots.
- The proposed new dwelling is 2,200 square feet with an attached garage and this square footage is consistent with other homes in this area.
- The lot coverage (cannot exceed 30% or 2,505 SF) is met, as are the other required setbacks.



MOTION #1-1 VARIANCE, FAIRWAY DRIVE / 74-20-756-0050-000:

Motion by Eisenhauer, supported by Arquette, to grant the request from Brent Buckley, for a 5' north side yard setback variance for a proposed dwelling for Fairway Drive / 74-20-756-0050-000.

Vote, 4/0. 5' NORTH SIDE YARD SETBACK VARIANCE GRANTED FOR PROPOSED DWELLING.



MOTION #1-2 VARIANCE, FAIRWAY DRIVE / 74-20-756-0050-000:

Motion by Reynolds, supported by Buechler, to grant the request from Brent Buckley, for a 5' south side yard setback variance for a proposed dwelling for Fairway Drive / 74-20-756-0050-000.

Vote, 4/0. 5' SOUTH SIDE YARD SETBACK VARIANCE GRANTED FOR PROPOSED DWELLING.

MOTION #1-3 CLASS A DESIGNATION, FAIRWAY DRIVE / 74-20-756-0050-000:

Motion by Reynolds, supported by Eisenhauer, to grant the request from Brent Buckley, for a Class A Designation on the lot and proposed dwelling for Fairway Drive / 74-20-756-0050-000.

Vote, 4/0. CLASS A DESIGNATION GRANTED FOR LOT AND PROPOSED DWELLING. EXISTING ACCESSORY STRUCTURE IS EXEMPT FROM THE CLASS A DESIGNATION.

BOARD DISCUSSION: None.

Motion by Eisenhauer, supported by Arquette to adjourn. Time, 7:10 o'clock p.m.

Vote, 4/0. MEETING ADJOURNED.