

ISABELLA COUNTY
ZONING BOARD OF APPEALS
Application for Variance

APPLICANT INFORMATION:

Name Matthew & Karen McDaniel Owner / Agent / Other (Circle One)
Address 7423 N Coldwater Rd, Lake, MI 48632
Phone 517-410-4857 Fax _____

PROPERTY OWNER INFORMATION: (if different from applicant)

Name Karen (Ickes) McDaniel
Address _____
Phone _____ Fax _____

PROPERTY INFORMATION:

Address/Location 7423 N. Coldwater Rd, Lake, MI 48632
Tax I.D. Number 04-026-40-002-00
Zoning District AG-3 Township Coldwater Section 26
Directions to property From Coleman Rd - South onto N. Coldwater,
house is between Coleman Rd & Battle Rd.

ATTACHMENTS: Please submit the following items with the application.

A Site Plan showing the following: Dimensions of property, location of roads, easements and driveways. The location and dimension of any existing buildings and/or structures; any unique natural features such as lakes, rivers, streams, wetlands, steep slopes. The location and dimensions of proposed building(s) and/or structures.

A copy of the deed and accurate legal description of property.

The applicant must demonstrate evidence of a practical difficulty and demonstrate that ALL conditions in Section 14.04 (C) (1-5) are met (see reverse).

Nature of request: Variance for a remodel

Karen McDaniel
Signature of Applicant

5/31/2020
Date

Optional: I hereby grant permission for members of the Isabella County Zoning Board of Appeals and Zoning Administrator to enter the above described property for the purposes of gathering information related to this application.

Karen McDaniel
Signature of Applicant

5/31/2020
Date

File # PVAR20-0003
Received by LAH

OFFICE USE ONLY
Fee \$175.00
Check Number 1270

Date Received 6/5/20
Receipt Number 5607

175.00
50.00 transferred from zoning

Matthew & Karen McDaniel
7423 N Coldwater Rd
Lake, MI 48632
517-410-4857

5/31/2020

Non-use Variance Request

To Whom it May Concern,

We are requesting a variance for our property on N Coldwater Rd for a remodel and an addition to our home. The proposed area of construction would be closer than 50' to the Road Commission Right of Way. We are requesting permission to build off of the existing structure (home and garage) which are closer than 50' from the Road Commission Right of Way. We have attached maps showing the Right of Way and where 50' from that would be, which would be in a wet area that would not be appropriate to build on.

Variance Request Conditions:

1. (a) The property is rectangular in shape, while the property is long, it is also shallow. The wet area west of the existing home would be the only option for an addition.

(b) The environmental conditions that are causing the need for a variance request is that there is a wet spot to the west of the home and also a county drain.

(c) The property to the south of the home is also exceptionally wet, so building towards the south is not an option.
2. The current home is 720 square feet. A comparison to houses for sale in the area show an average square footage of 1,400-1,800. Being that this is a year round home and that we would like to start a family, we are looking to add more square footage to our home, bringing it to around 1,000 square feet.
3. The building will not be encroaching on any of the other properties, as it will keep the home in the same space that is already built, it will just be filling in the space between the house and the garage. Our home is at the very north edge of our 2.5 acres, so it will not impact our neighbor to the south, this is the closest home that is occupied year round to our property.
4. Being that the house and garage are already existing in the proposed area where the variance is needed, we feel that it will not negatively impair the purpose of the Ordinance.
5. We were not aware that the construction would need a variance when we started the proposal for this project, the assumption was made that since there were already buildings here that we would not be impacting any type of Right of Way.

235 ft

464 ft

North

Well
16 ft Existing Garage Driveway

Wetlands

24 ft Garage Addition

12 ft Living Addition

20 ft Existing House

Height 20 ft

16 ft Septic

3 ft from addition
to the right of way
36 ft from edge of
the road

Boger Drain

Forested

Wetlands

Coldwater Rd. Right of Way

Matthew David McDaniel
[Signature]

7423 N Coldwater Rd

Write a description for your map.



Google Earth

@2020 Google

N Coldwater Rd

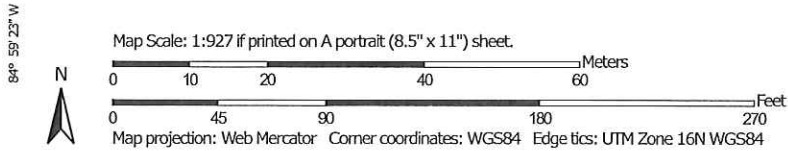
400 ft



Soil Map—Isabella County, Michigan



Soil Map may not be valid at this scale.



MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features**
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Isabella County, Michigan
 Survey Area Data: Version 14, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 15, 2010—Oct 11, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

+ Measure
-

LEGEND

Wetlands

- Estuarine and Marine
- Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub
- Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



U.S. Fish and Wildlife Service, Wetlands Standards and Support Team, 2015

1:2,257
43.747 | -84 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36	Adrian muck, 0 to 1 percent slopes	0.1	5.1%
63B	Remus-Spinks complex, 1 to 6 percent slopes	1.1	45.0%
67B	Remus sandy loam, 1 to 6 percent slopes	1.2	49.9%
Totals for Area of Interest		2.4	100.0%

CERTIFICATE OF SURVEY

SECTION 26, T16N, R6W, COLDWATER TOWNSHIP, ISABELLA COUNTY, MICHIGAN

I Pete Lorenz, hereby certify that on September 19, 2013, I surveyed the land described hereon and all the requirements of P.A. 132 of 1970 as amended, have been met.

CERTIFIED TO: Karen Ickes

DESCRIPTIONS:

DESCRIPTION OF RECORD (LIBER 1504, PAGE 915):

A parcel of land commencing 464 feet North of the Southeast corner of the Northeast One-quarter (NE1/4) of the Southeast One-quarter (SE1/4) of Section 26, T16N, R6W, thence West 235 feet, thence North 464 feet, thence East 235 feet, thence South 464 feet to place of beginning.

DESCRIPTION AS SURVEYED:

Part of the North One-half of the Southeast One-quarter of Section 26, T16N, R6W, Coldwater Township, Isabella County, Michigan, more particularly described as beginning at a point on the East line of said Section 26 which is N. 00°18'07" W., along said East Section line, 464.00 feet from the South One-eighth Corner on said East Section line, said point of beginning also being N. 00°18'07" W., along said East Section line, 1785.46 feet from the Southeast Corner of said Section 26; thence N. 89°37'46" W., parallel with the South One-eighth line of said Section 26, 235.00 feet; thence N. 00°18'07" W., parallel with said East Section line, 464.00 feet; thence S. 89°37'46" E., parallel with said South One-eighth line, 235.00 feet to said East Section line; thence S. 00°18'07" E., along said East Section line, 464.00 feet; to the point of beginning. Containing 2.50 acres more or less. Subject to the Easterly 33.00 feet thereof as Coldwater Road and subject to easements, right of ways, restrictions and reservations whether used, implied or of record.

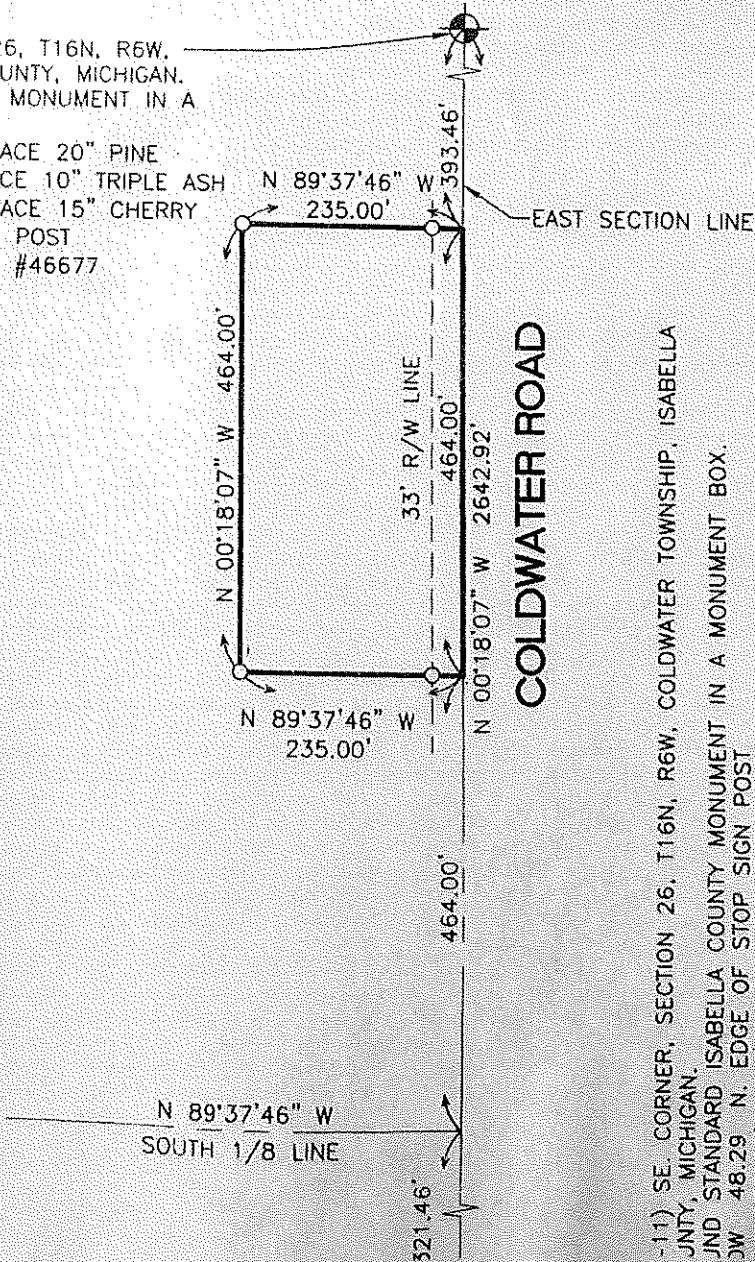
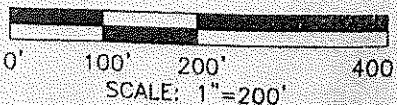
(K-10) E. 1/4 CORNER, SECTION 26, T16N, R6W, COLDWATER TOWNSHIP, ISABELLA COUNTY, MICHIGAN. FOUND STANDARD ISABELLA COUNTY MONUMENT IN A MONUMENT BOX.

- S35W 63.41' FOUND NAIL IN SE FACE 20" PINE
- N82W 33.75' FOUND NAIL IN S FACE 10" TRIPLE ASH
- N54W 29.48' FOUND NAIL IN NE FACE 15" CHERRY
- S46E 18.70' FACE OF 1" MAILBOX POST
- EAST 33.00' FOUND CAPPED IRON #46677



LEGEND

- SET 1/2" X 18" REROD W/P.S. CAP #46677
- FOUND CORNER



-11) SE CORNER, SECTION 26, T16N, R6W, COLDWATER TOWNSHIP, ISABELLA COUNTY, MICHIGAN.
 JND STANDARD ISABELLA COUNTY MONUMENT IN A MONUMENT BOX.
 3W 48.29' N. EDGE OF STOP SIGN POST
 3E 59.25' SET N & T BELOW FOUND SPIKE IN SW FACE 4" ASPEN
 5E 71.75' FOUND NAIL & TAG IN SE FACE OF 10" DEAD ELM
 5E 32.44' FOUND NAIL & TAG IN N. FACE 3" ASH