

**ISABELLA COUNTY
ZONING BOARD OF APPEALS
Application for Variance**

APPLICANT INFORMATION:

Name Susan D Kish (Owner) Agent/Other (Circle One)
Address 8394 Meadowdale Drive Grand Blanc, mt 48439
Phone 810 391 7665 Fax N/A

PROPERTY OWNER INFORMATION: (if different from applicant)

Name Wright Family Cottage LLC
Address 5672 Lake Shore Drive Weidman 48893
Phone 3 N/A Fax N/A

PROPERTY INFORMATION:

Address/Location 5672 ~~to~~ Lake Shore Drive
Tax I.D. Number 11-039-00-057-01
Zoning District _____ Township Natawva Section _____
Directions to property _____

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: See attached

Susan D Kish 10/16/20
Signature of Applicant 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.

Signature of Applicant Date

File # 607
Received by K

OFFICE USE ONLY
Fee \$175.00
Check Number cash

Date Received 10-16-20
Receipt Number 6529

Application Information:

Name: Susan Kish (Owner)

Address: 8394 Meadowdale Drive, Grand Blanc, MI 48439

Phone: 810-391-7665

Fax: N/A

Property Owner Information:

Name: Wright ^{Family} Cottage LLC

Address: 5672 Lake Shore Drive, Weidman, MI 48493

Phone: 989-644-2370

Fax: N/A

Property Information:

Address/Location: 5672 Lake Shore Drive, Weidman, MI 48493

Tax ID Number: 11-039-00-057-01

Zoning District: Residential - BEAL CITY/GRAT-ISAB

Township: Nottawa

Section: 30?

Directions to the property: Take Jordan Road west of Winn Road. Turn right on Johnson Road and turn right at the end of the payment. Follow the dirt road until you reach another dirt road on the left, turn left. Our property is the third house on the right.

Nature of request: The owners of property located at 5672 Lake Shore Drive, Weidman, MI are requesting a variance to extend the gable roofline to cover the deck on the side of the house facing the lake. This roofline will require two columns to support the roofline and we will not be building walls under this gable roofline. There is currently a deck located in the footprint of the area where we would like to extend the roofline.

Details regarding the 5 required conditions

1. That there are exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other properties in the same zoning district. Exceptional or extraordinary circumstances or conditions may include:
 - a. Exceptional narrowness, shallowness or shape of the specific property on the effective date of this Article or amendment.
 - b. By reason of exceptional topographic or environmental conditions or other extraordinary situation on the land, building or structure.
 - c. By reason of the use or development of the property immediately adjoining the property in question.

ANSWER: Our property is narrow and shallow, which is the case for many lake properties. The lake seawall and the house are fixed locations, therefore, we are requesting a variance of the 35 foot setback from the lake seawall. This new construction will be 25 foot from the lake seawall and more than 10 feet from the side property line (side property line setback will be met without any variance)

2. That the variance is necessary for the preservation and enjoyment of the substantial property similar to that possessed by other properties in the same Zoning District and in the vicinity. The possibility that compliance with the Ordinance may prove to be more expensive or otherwise inconvenient shall not be part of the consideration of the Zoning Board of Appeals

ANSWER: There are several properties around the lake that have a similar rooflines coming off of their houses. We are currently experiencing interior house water damage from water entering the house on the north facing wall. We often experience strong winds and rain gusts from the lakeside (north side) which makes water damage an ongoing issue. Adding the gable roofline will provide shade for the deck along with an additional barrier to the wind and rain. This construction would also enhance the area.

3. The variance will not be detrimental to adjacent property and the surrounding neighborhood.

ANSWER: This gable roofline will be supported by two columns which will be 25 feet from the lake and will not obstruct our neighbor's view. We have talked to our neighbors on both sides and they support the gable roofline construction. Melvin and Barb Cameron are on the west side and Sharon George is on the east side.

4. The variance will not materially impair the intent and purpose of this Ordinance or the provision from which the variance is requested.

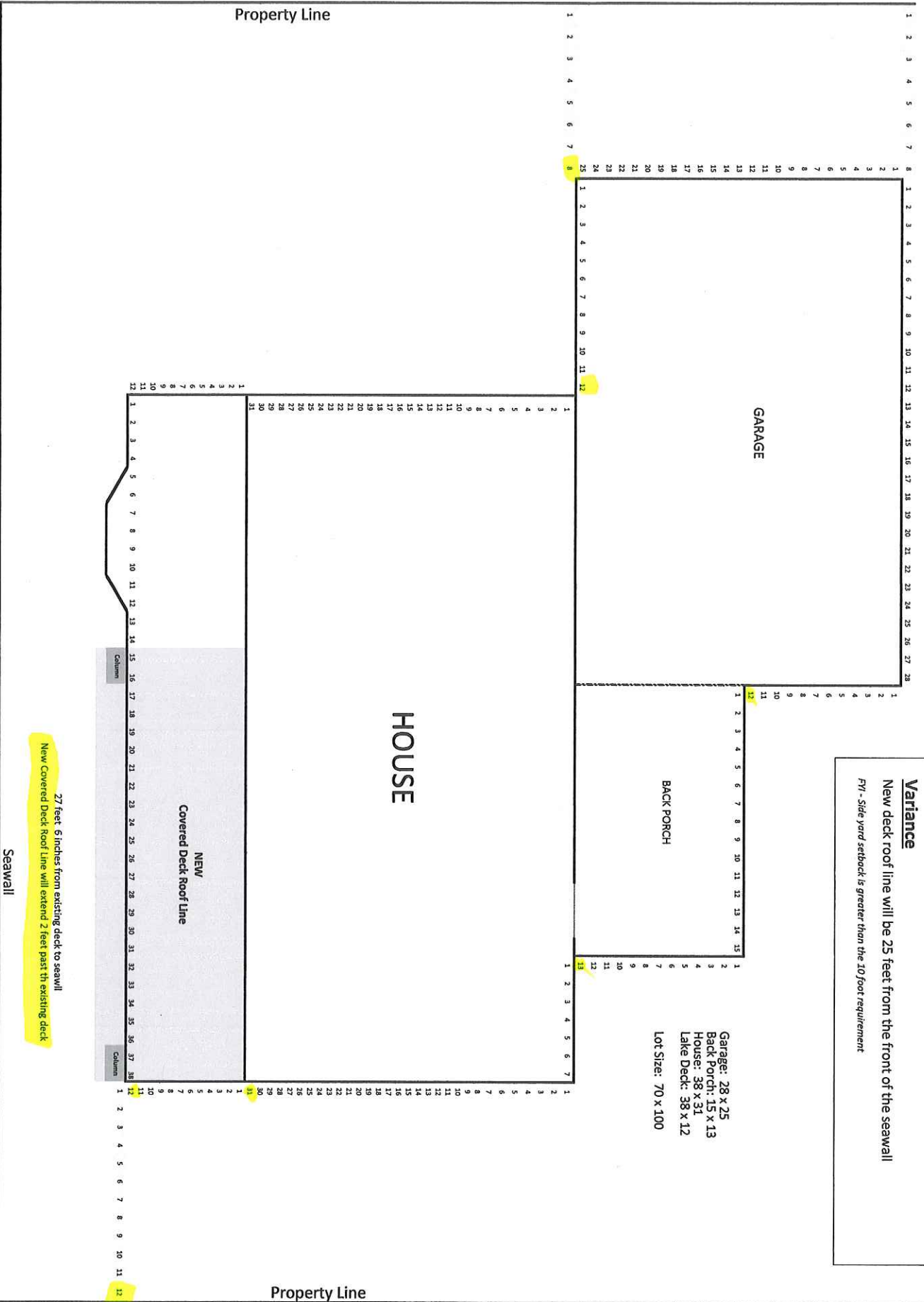
ANSWER: This roofline will require two columns to support the roofline and we will not be building walls under this gable roofline. There is currently a deck which will be located within the footprint of the new gable roofline. Please see attached site plan.

5. That the immediate practical difficulty causing the need for the variance request was not created by the applicant.

ANSWER: We have not created any difficulties that require this variance.

Variance

New deck roof line will be 25 feet from the front of the seawall
FY - Side yard setback is greater than the 10 foot requirement



Garage: 28 x 25
Back Porch: 15 x 13
House: 38 x 31
Lake Deck: 38 x 12
Lot Size: 70 x 100

HOUSE

GARAGE

BACK PORCH

NEW
Covered Deck Roof Line

Seawall

27 feet 6 inches from existing deck to seawall
New Covered Deck Roof Line will extend 2 feet past the existing deck

EXHIBIT A

the following described premises situated in the Township of Nottawa, County of Isabella and State of Michigan, and legally described as:

LOTS 56, 57, 99 AND 100 OF COLDWATER LAKE SHORES, ACCORDING TO THE PLAT RECORDED IN LIBER 3 OF PLATS, PAGE 171, NOTTAWA TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

AND

A PARCEL OF LAND BEING PART OF THE E ¼ OF THE SW ¼ OF SECTION 30, T15N-R5W, NOTTAWA TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SW CORNER OF SECTION 30, THENCE EAST ALONG THE S. SECTION LINE 1426.80 FEET TO THE CENTERLINE OF JOHNSON ROAD; THENCE N02°-47'-22"E ALONG THE CENTERLINE OF JOHNSON ROAD 1604.30 FEET TO THE INTERSECTION OF THE CENTERLINE OF JOHNSON ROAD AND THE CENTERLINE OF LAKESHORE DRIVE; THENCE N62°-36'-06"E ALONG THE CENTERLINE OF LAKESHORE DRIVE 407.74 FEET TO THE POINT OF BEGINNING; THENCE N51°-32'-24"W 54.70 FEET; THENCE 13°-30'-40"E 77.14 FEET TO THE SOUTH LINE OF THE PLAT OF COLDWATER LAKE SHORES; THENCE S76°-35'-53"E ALONG THE SOUTH LINE OF THE PLAT OF COLDWATER LAKE SHORES, 70.00 FEET; THENCE S13°-30'-40"W 82.66 FEET TO THE CENTERLINE OF LAKESHORE DRIVE; THENCE S62°-36'-06"W ALONG THE CENTERLINE OF LAKESHORE DRIVE 27.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.14 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORDS.

Parcel no: 11-039-00-057-01

and

the following described premises situated in the Township of Nottawa, County of Isabella and State of Michigan, and legally described as:

A PARCEL OF LAND BEING PART OF THE SW ¼ OF SECTION 30, T15N, R5W, NOTTAWA TOWNSHIP, ISABELLA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 30, THENCE WEST ALONG THE SOUTH SECTION LINE 1016.50 FEET TO THE CENTERLINE OF JOHNSON ROAD; THENCE N 02°47'22" E, ALONG THE CENTERLINE OF JOHNSON ROAD, 1604.30 FEET TO THE CENTERLINE OF LAKE SHORE DRIVE; THENCE N 62°36'06" E, ALONG THE CENTERLINE OF LAKE SHORE DRIVE, 276.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 62°36'06" E, ALONG THE CENTERLINE OF LAKE SHORE DRIVE, 100 FEET; THENCE S 27°23'54" W, 200 FEET; THENCE SOUTH 62°36'06"W, 100 FEET, THENCE NORTH 27°23'54"E, 200 FEET TO THE POINT OF BEGINNING.

Parcel no: 11-030-20-014-08

Received
ISABELLA COUNTY, MI
04-29-2019 2:52 pm.

Instrument LIBER PAGE
201900003223 OR 1845 650

201900003223
Electronic Filing
From: Corporation Service Company
Thru: ERX

201900003223
Filed for Record in
ISABELLA COUNTY, MI
KAREN R. JACKSON
04-29-2019 At 03:04:53 pm.
QUIT C DEED 30.00
LIBER 1845 PAGE 650 - 655



QUIT CLAIM DEED

Connie Jacobs, an individual, whose address is 8815 Kenberton, Oak Park, Michigan 48237, Craig D. Wright, an individual, whose address is 3035 Seymour Lake Road, Oxford, Michigan 48371, Susan D. Kish, an individual, whose address is 8394 Meadowdale, Grand Blanc, Michigan 48439, and Amy Jo Grasso, an individual, whose address is 3535 Observatory Lane, Holt, Michigan 48842 (collectively "Grantors") quit claim to Wright Family Cottage, LLC, a Michigan limited liability company, ("Grantee"), whose registered address is 3535 Observatory Lane, Holt, Michigan 48842, their respective interest in the premises located in the Township of Nottawa, County of Isabella, and State of Michigan, described as:

See attached Exhibit A

Tax Parcel Numbers: 11-039-00-057-01 and 11-030-20-014-08

together with any and all buildings, structures, fixtures, land division rights, leases, mineral rights, appliances, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and 00/100 (\$1.00) Dollar.

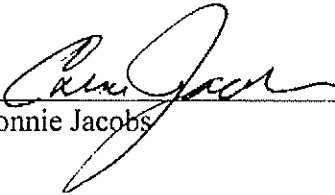
This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

This conveyance is exempt from the Real Estate Transfer Tax pursuant to MCL 207.505(a); and is exempt from the State Revenue Tax pursuant to MCL 207.526(a).

Dated this 21th day of April 2019.

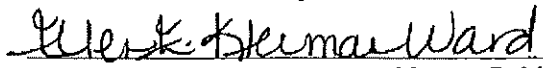
~signatures on the following pages~

GRANTOR:


Connie Jacobs

STATE OF MICHIGAN)
)SS
COUNTY OF Ingham)

The foregoing instrument was acknowledged before me this 27th day of April 2019, by
Connie Jacobs.


_____, Notary Public
_____, County, Michigan
Acting in _____, County, Michigan
My commission expires: _____

ELLEN K. KLEIMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires December 28, 2020
Acting in the County of Ingham

GRANTOR:

Craig D. Wright
Craig D. Wright

STATE OF MICHIGAN)
)SS
COUNTY OF Ingham)

The foregoing instrument was acknowledged before me this 27th day of April 2019, by Craig D. Wright.

Ellen E. Kleiman Ward
_____, Notary Public
_____, County, Michigan
Acting in _____, County, Michigan
My commission expires: _____

ELLEN E. KLEIMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires December 28, 2020
Acting in the County of Ingham

GRANTOR:

Susan D. Kish

Susan D. Kish

STATE OF MICHIGAN)
)SS
COUNTY OF Ingham)

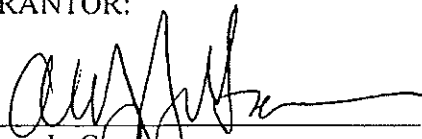
The foregoing instrument was acknowledged before me this 27th day of April 2019, by Susan D. Kish.

Ellen B. Kleiman Ward

_____, Notary Public
_____, County, Michigan
Acting in _____, County, Michigan
My commission expires: _____

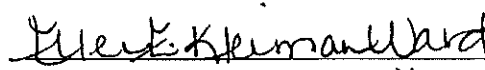
ELLEN B. KLEIMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires December 28, 2020
Acting in the County of Ingham

GRANTOR:


Amy Jo Grasso

STATE OF MICHIGAN)
)SS
COUNTY OF Ingham)

The foregoing instrument was acknowledged before me this 27th day of April 2019, by Amy Jo Grasso.


_____, Notary Public
_____, County, Michigan
Acting in _____, County, Michigan
My commission expires: _____

ELLEN E. KLEIMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF CLINTON
My Commission Expires December 28, 2020
Acting in the County of Ingham

Prepared by and when recorded return to:
Ellen E. Kleiman Ward (P78277)
OADE, STROUD & KLEIMAN, P.C.
200 Woodland Pass, P.O. Box 1296
East Lansing, MI 48826-1296
(517) 351-3550

DRAFTER HAS NOT EXAMINED AND MAKES NO REPRESENTATIONS RESPECTING TITLE.