

ISABELLA COUNTY
ZONING BOARD OF APPEALS

Application for Variance

APPLICANT INFORMATION:

Name Ross Nartker Owner/Agent/Other (Circle One)
Address 1694 Fritch Dr Weidman MI 48893
Phone 989-854-4927 Fax _____

PROPERTY OWNER INFORMATION: (if different from applicant)

Name _____
Address _____
Phone _____ Fax _____

PROPERTY INFORMATION:

Address/Location 1694 Fritch Dr Weidman MI 48893
Tax I.D. Number 11-030-20-013-01
Zoning District Isabella Township Nottowa Section 30

Directions to property From corner of Beal City + Johnson Rd head west on Gross Dr about 1/3 mile to Fritch Dr head south to homes we are
the middle house

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: attached

Ross Nartker

Signature of Applicant

10-24-21

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.

Ross Nartker

Signature of Applicant

10-24-21

Date

File # 004
Received by R

OFFICE USE ONLY
Fee \$175.00
Check Number 6594

Date Received 10-25-21
Receipt Number 8643

Due to the shape of my property as well as how the power line was ran to my house as well as

Katherine Sheehans house I cannot build a pole building to park boats camper etc.

I am requesting a variance to move the building to 5' property line ^{instead of 10'} on

west side towards Sheehans (they are fine with it + I will bring a note from them if they cannot show up for

meeting) Also it may require a variance to be right at the easement

to the private road (Fritch Dr). 33' from

center of the rd Sheehans + Kim Lavine (other property owner) ok too with that.

I cannot build lakeside because of restrictions + wouldn't want to. The power line and pole from consumers power cause the issue because I need to stay 10' from them for safety issues + code.

Fritch Drive is a private drive easement and no other developement can occur because of wetlands so the county will never make Fritch Dr. a real road

Isabella County board of appeals February 15 200.
variance request # 05-12 James Fritch

My property is taken out of wetlands and as you can see is well away from lakeside with my house buffering it.

The powerline is the issue and I have contacted Consumers Power and they do not want to move line.

80 percent of the homes on coldwater lake do not follow these restrictions because they were either grandfathered in or recieved a variance or are illegal. This variance is acceptable to my neighbors and will make everyones property more valuable because I will be able to put equipment away + not be parked outside to make yard look junkie.

Putting pole building on other side of driveway (E side) has the same issues because of the power line and the drainfield.

The building will be 360' from the lake with land being flat and home buffering as well as it being a pole building with minimal excavation so run off from excecavation no issue

Received
ISABELLA COUNTY, MI
07-12-2019 08:25 am.



State of Michigan
Real Estate Transfer Tax
ISABELLA COUNTY
201900005155 12 JUL 2019
00037776

1935.00
247.50 C
1687.50 S

201900005155
Filed for Record in
ISABELLA COUNTY
KAREN R. JACKSON
07-12-2019 At 08:32:11 am.
WARR DEED 30.00
Liber 1853 Page 489 - 491

201900005155
MT PLEASANT ABSTRACT
PICK UP

WARRANTY DEED

File No.: 462799

KNOW ALL MEN BY THESE PRESENTS: That Kenneth D. Block and Vickie S. Block, husband and wife

Whose address is 5106 W. Beal City Road, Mt. Pleasant, MI 48858

Convey(s) and Warrant(s) to Ross W. Nartker and Debra A. Nartker, husband and wife

Whose address is 7557 E. Pleasant Valley Road, Shepherd, MI 48883

the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO

Tax Parcel No.: 11-030-20-013-01

For the sum of Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00) subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

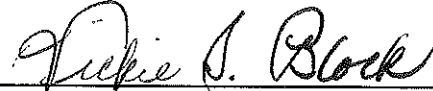
The grantor grants to the grantee the right to make ALL division(s) under section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated July 11, 2019

Signed



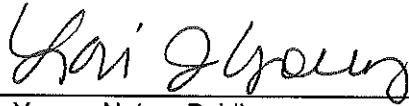
Kenneth D. Block



Vickie S. Block

State of Michigan)
County of Isabella) SS
)

On this 11th day of July, 2019, before me personally appeared Kenneth D. Block and Vickie S. Block, husband and wife to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



Lori J. Young, Notary Public
Isabella County, Michigan
My Commission Expires: January 05, 2025
Acting in the County of: Isabella

Drafted By: Kenneth D. Block
5106 W. Beal City Road
Mt. Pleasant, MI 48858

Return To: Ross W. Nartker
1694 Fritch Dr.
Weidman, MI 48893

Assisted By: Mt. Pleasant Abstract & Title
116 Court Street
Mt Pleasant, MI 48858

EXHIBIT "A"
LEGAL DESCRIPTION


Parcel A:

Part of Government Lot 1, Section 30, T15N, R5W, Nottawa Township, Isabella County, Michigan, described as beginning at a point which is North 81°16' West, 33.0 feet along the South line of Gross Drive extended and South 08°44' West, 313.16 feet and South 37°21'50" East, 489.02 feet and South 22°23'55" West, 461.90 feet and South 33°09'45" West, 362.53 feet and South 46°03' West, 214.46 feet from the Northwest corner of Lot 1 of the recorded plat of Gross Park Heights, (said Point of Beginning being South 03°18'02" East, 1162.34 feet along the West Section line and North 86°41'58" East, 315.23 feet from the Northwest corner of said Section 30); thence South 46°03' West, 100.00 feet; thence South 42°07'30" East, 440.0 feet; thence North 42°16'30" East, 100.43 feet on a traverse line along the Northerly bank of Coldwater Lake; thence North 42°07'30" West, 433.38 feet to the Point of Beginning, including the land between the traverse line and the waters edge of Coldwater Lake, and including the use for ingress/egress an easement described as:

Being 66.0 feet wide and lying adjacent to and 33.0 feet on each side of a centerline described as beginning at the intersection of the West line of the plat of Gross Park Heights and the centerline of Gross Drive, said point being North 08°44' West, 33.0 feet of the Northwest corner of Lot 1 of Gross Park Heights; thence North 81°16' West, 33.0 feet; thence South 08°44' West, 346.16 feet; thence South 37°21'50" East, 489.02 feet; thence South 22°23'55" West, 461.90 feet; thence South 33°09'45" West, 362.53 feet; thence South 46°03' West, 414.46 feet; thence South 86°41'58" West, 163.49 feet to the West line of Section 30 and the terminus of said easement.

STATE OF MICHIGAN
COUNTY OF ISABELLA

I HEREBY CERTIFY that there are no tax liens or titles held by the state or individuals on the lands described in the within instrument, and that all taxes are paid as shown by the records of this office for five years.


Treasurer of Isabella County

EA

[pole building 48x32]

green = roadway
red = power line

N side of pole building
33' from center of roadway
which is easement line possible variance

blue = house
yellow = proposed pole barn

W side of pole barn 5' from
property line (variance)

brown = property line

