ISABELLA COUNTY
ZONING BOARD OF APPEALS
Application for Variance

APPLICANT INFORMATION:

Name Joseph Edwin Dalrymple (Owner/Agent/Other (Circle One))

Address 9932 W. Blanchard Rd Blanchard MI 49310

Phone 989-561-5182 Fax 989-561-5182

PROPERTY OWNER INFORMATION: (if different from applicant)

Name _____

Address _____

Phone _____ Fax _____

PROPERTY INFORMATION:

Address/Location 7015 S. Coldwater Rd Blanchard MI 49310

Tax I.D. Number 12-012-10-001-01

Zoning District _____ Township 13N Rolland Section 12

Directions to property 4 miles S. of M20 on Coldwater to SE corner of Coldwater & Walton

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: Add on to N side of Building See Attached sight Plan

Signature of Applicant — 11/17/2021 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.

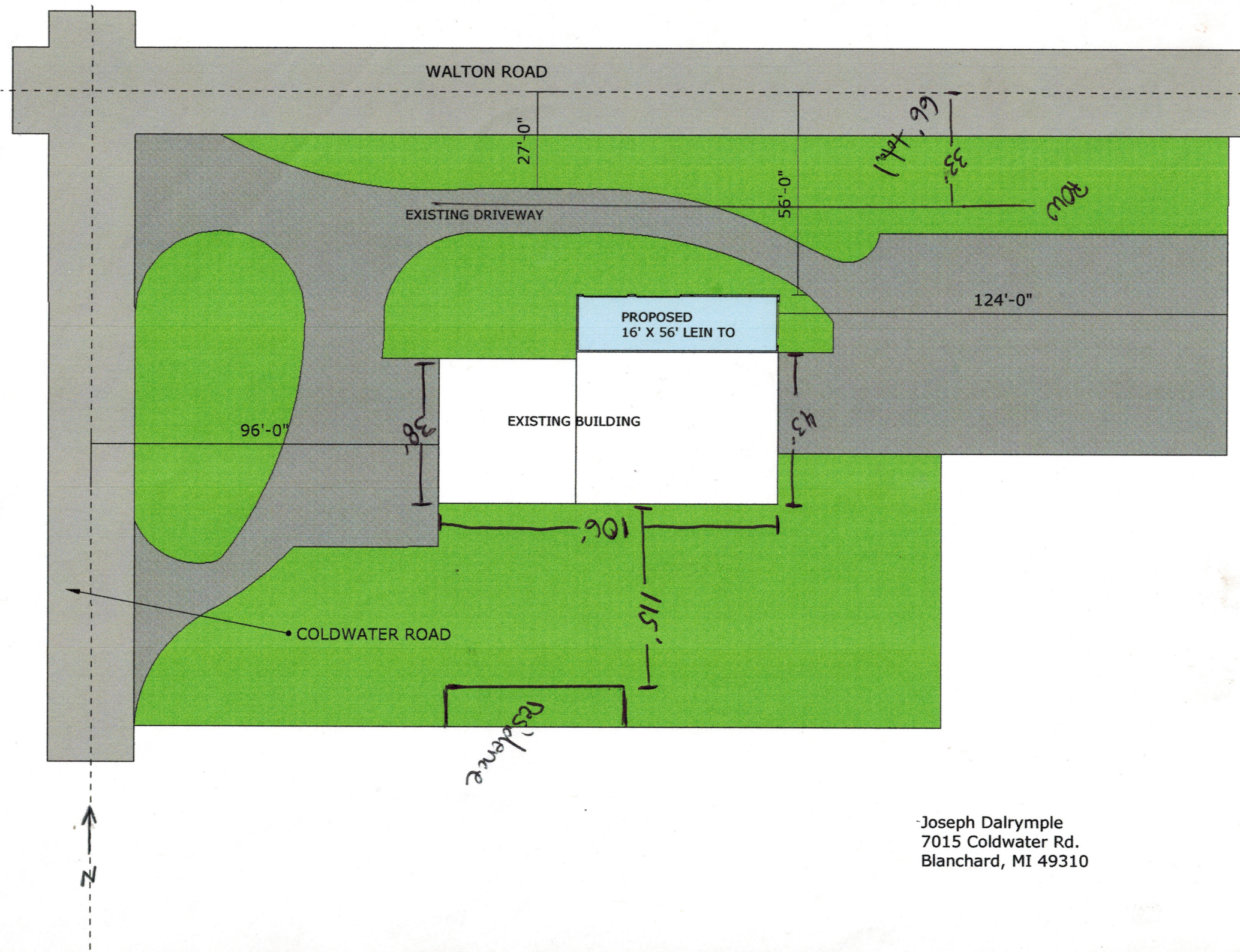
Signature of Applicant — 11/17/21 Date

OFFICE USE ONLY

File # 005 Received by RJ

Fee $175.00 Check Number 11500

Date Received 12-13-21 Receipt Number 8902



Joseph Dalrymple
7015 Coldwater Rd.
Blanchard, MI 49310

To whom it may concern,

Jims Auto Collision is requesting a zoning variance for the property at 7105 South Coldwater Rd. in Blanchard so that we are able to inlarge our building. As seen in the drawing the only option for expansion is to go north due to proximity of property lines. South would put us to close to a residential property,west and we are to close to coldwater rd, and we do not own enough property to the east. There is no other option. The new addition will be the last ond only that can be put on this property with the current property line. We have tried to purchase additional land with no success. The proposed addition will not effect vision at roadways and in no way disrupts travel, vision or asthetics from any other property. This new structure is impairative to the continued operation of Jims auto collision at the current location. If it is approved we will continue to serve the community like we have for the last 58 years. If it is not possible to expand we will be forced to move to a location outside the community that we know and love.

Joseph Dalrymple

To whom it may concern,

If proposed lien to is approved it will be used mostly for storage. Whether it be parts or inside storage for vehicles that are awaiting repairs.

Sincerly,

Joseph Dalrymple

LIBR 1262 PG 0060

11449

200400011449
Filed for Record in
ISABELLA COUNTY, MI
SHARON A BROWN
10-18-2004 At 11:13:11 am.
QUIT C DEED 17.00
Liber 1262 Page 60 - 61

QUIT CLAIM DEED

The Grantor, Jim's Auto Collision, L.L.C., a Michigan limited liability company, of 7049 S. Coldwater Road, Blanchard, Michigan 49310, quit claims to Jones Auto Sales, L.L.C., a Michigan limited liability company, of 7049 S. Coldwater Road, Blanchard, Michigan 49310, the following described premises located and situated in the Township of Rolland, County of Isabella, and State of Michigan, more particularly described as follows, to wit::

> Part of the NW 1/4 of the NW 1/4 of Section 12, Township 13 North, Range 6 West, more particularly described as: Beginning at the Northwest Corner of said Section 12; thence South 00° 00' 00" East, along the West line of said Section 12, 165.00 feet; thence South 88° 48' 44" East, parallel with the North line of said Section 12, 222.30 feet; thence North 00° 00' 00" West, parallel with said West Section line, 78.00 feet; thence South 88° 48' 44" East, parallel with said North Section line, 79.09 feet; thence North 00° 00' 00" West, parallel with said West Section line, 87.00 feet to a point on said North Section line; thence North 88° 48' 44" West, along said North Section line, 301.39 feet to the point of beginning. Containing 1.0 acres, more or less, subject to the Northerly 33.0 feet thereof as Walton Road and the Westerly 33.0 feet thereof as Coldwater Road, and subject to easements and rights of way of record; and

Subject to an easement for ingress and egress as follows:

> A 15.00 foot wide easement over an existing paved drive for the purpose of ingress/egress, lying 7.5 feet each side of the following described line: Being part of the NW 1/4 of the NW 1/4 of Section 12, Township 13 North, Range 6 West, more particularly described as: Beginning at a point on the North line of said Section 12, which is South 88° 48' 44" East, along said North Section line, 58.10 feet from the Northwest Corner of said Section 12; thence South 00° 00' 00" East, parallel with the West line of said Section 12, 27.95 feet; thence South 87° 00' 14" East, 100.53 feet; thence South 72° 05' 37" East, 45.14 feet; thence South 49° 06' 26" East, 67.12 feet to the terminus of said easement. This easement extends southerly to a line 87.00 feet

South and parallel with said North Section line and Northerly to the North line of said Section 12;

subject to restrictions, reservations, easements, rights of way, zoning, governmental regulations and matters visible, if any.

This deed is given to correct a flaw in title because of the change of name of the Grantor to the name of the Grantee and is exempt from county and state transfer taxes under MCL §207.505(a) and (l) and MCL §207.526(a) and (l), respectively, as no consideration was given therefor.

The Grantor grants to the Grantee the right to make zero divisions 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 farm land or 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.

For and in consideration of the sum of One and no/100 ($1.00) Dollar.

Dated this 15th day of October, 2004.

Signed by:
Jim's Auto Collision, L.L.C., a Michigan Limited Liability Company

By: Jimmie A. Jones
Jimmie A. Jones, Its Member

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

The foregoing instrument was acknowledged before me this 15th day of October, 2004, by Jimmie A. Jones, a Member of Jim's Auto Collision, L.L.C., a Michigan limited liability company, to me known to be the same person described in and who executed the within instrument, and acknowledged the same to be the free act and deed of the limited liability company with full authority of its operating agreement.

Thomas W. Hall, Jr., Notary Public in and acting in Isabella County, Michigan
My Commission Expires: 12-01-04

This Instrument Drafted By:
Thomas W. Hall, Jr. (P14552)
Hall & Lewis, P. C.
300 South University Avenue
Mt. Pleasant, Michigan 48858
Telephone: (989) 773-0004