

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

APPLICANT INFORMATION:

Name Joni Morcenster Owner/Agent/Other (Circle One)
Address 5460 Lakeshore drive
Phone 989-330-9666 Fax _____

PROPERTY OWNER INFORMATION: (if different from applicant)

Name _____
Address _____
Phone _____ Fax _____

PROPERTY INFORMATION:

Address/Location 5460 Lakeshore drive
Tax I.D. Number _____
Zoning District _____ Township Nottawa 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: _____

Joni Morcenster
Signature of Applicant

6-28-2022
Date

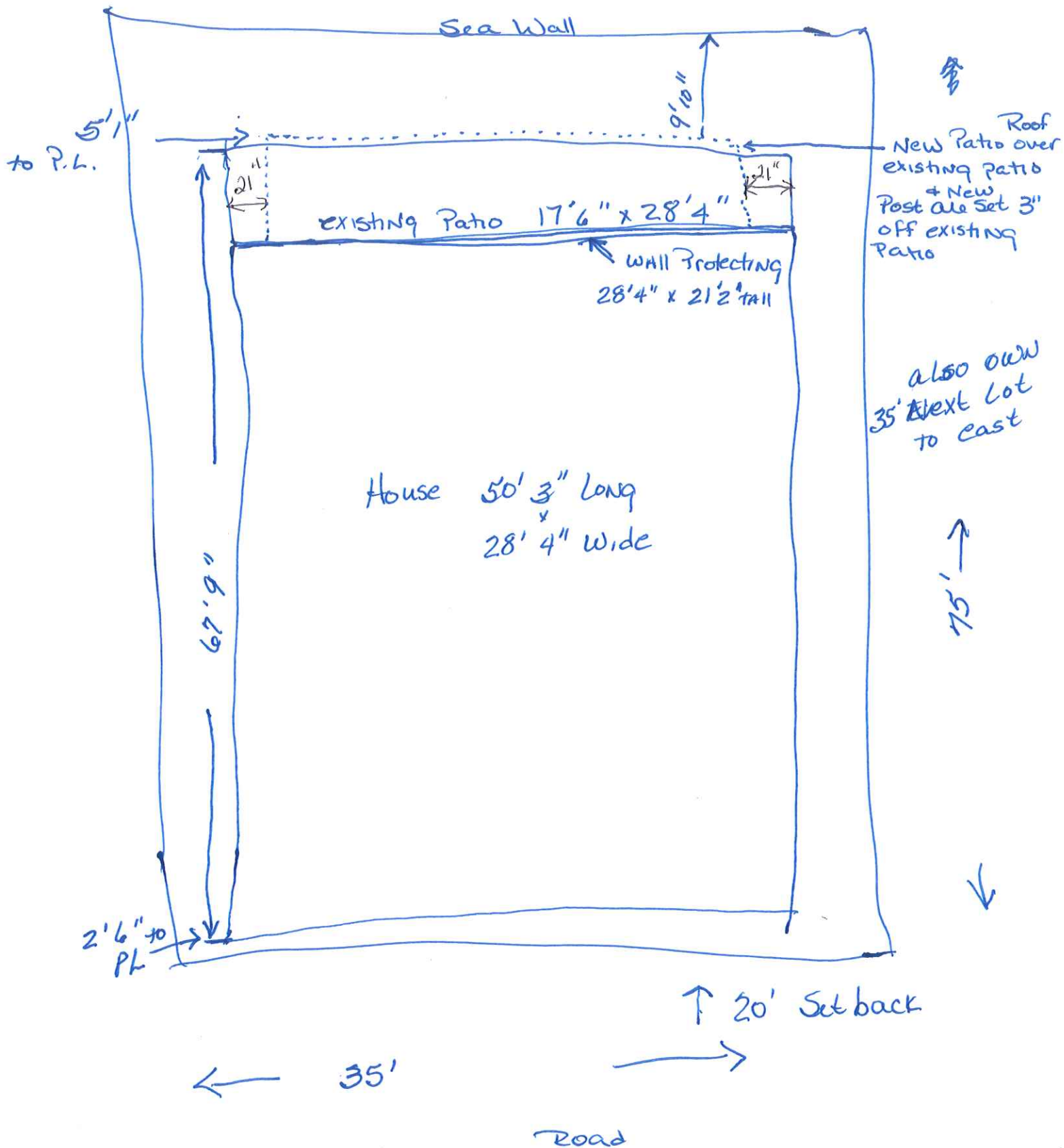
Optional: I hereby grant permission for members of the Isabella County Zoning Board of Appeals and Zoning Administrator to enter the above described property for the purposes of gathering information related to this application.

Signature of Applicant _____

Date _____

File # _____ OFFICE USE ONLY
Received by _____ Fee \$175.00
Check Number _____ Date Received _____
Receipt Number _____

5460 Lakeshore dr



5'1" to P.L.

Sea Wall

9'10"

Roof
New Patio over existing patio + New Post are Set 3' off existing Patio

existing Patio 17'6" x 28'4"

Wall Protecting 28'4" x 21 1/2' tall

also own 35' next lot to east

House 50' 3" Long
28' 4" wide

67'9"

75'

2'6" to P.L.

20' Setback

35'

Road

We purchased the House at 5460 Lakeshore Drive in late 2020. The existing House is 28'4" wide + 50'3" Long. With existing patio on the Lake side measuring 17'6" deep + 28'4" wide. The Lot is 35' wide + 75' deep with Set back on Road side of 20'. The Lake side Set back from Sea Wall to existing patio is 10'9".

The Lake side Wall is 28'4" + 21'2" Tall. When we placed a ladder against the wall you could visibly see the entire wall move. We installed a covering over the existing patio to ensure the stability of the patio and also to stabilize the structure of the House wall.

It is a open structure so neighbors view ^{Lake} will not be obstructed, and they don't have objections.

Again we have a small lot and attempting to keep existing patio from erosion, and structure of House intact.

The poles that are set are 3" from existing patio + we would like to install eve trough to protect from Run off + erosion into the Lake.

There is a deck on top of the structure.

RECEIVED: 11/04/2020 02:18 PM
ISABELLA REGISTER OF DEEDS

STATE OF MICHIGAN
COUNTY OF ISABELLA
I HEREBY CERTIFY that there are no tax liens or
taxes 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.

Steven W. Pakewo
Treasurer of Isabella County

COPY
NOT TO BE REPRODUCED

Document # 202000008371 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 11/04/2020 02:47 PM
OR LIBER 1883 PAGE 184

STATE OF
MICHIGAN
Isabella County
11/04/2020
202000008371



REAL ESTATE
TRANSFER TAX
\$294.80 CO
\$2,010.00 ST
TTX# 01848
NS

WARRANTY DEED

File No.: 482799

KNOW ALL MEN BY THESE PRESENTS: That Kathleen M. Sheahan a/k/a Kathleen M. Sheahan-Stahl

Whose address is 610 E. Illinois St., Mt. Pleasant, MI 48858

Convey(s) and Warrant(s) to James W. Taylor and Toni M. Morgenstern, as Trustees of The Morgenstern-Taylor Revocable Trust dated June 17, 2020

Whose address is 8022 Deerfield Rd., Blanchard, MI 49310

the following described premises:

Lot 16 of Coldwater Lake Shores, according to the plat recorded in Liber 3 of Plats, Page 171, Nottawa Township, Isabella County, Michigan.

Tax Parcel No.: 11-039-00-016-00

For the sum of Two Hundred Sixty Eight Thousand Dollars and No Cents (\$268,000.00) subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

I am not opposed to the structure
in question at 5460 Lakeshore Drive
Weidman. It doesn't interfere with my quality
Lake Life

Carol Van Dyke - 5478 Lakeshore Dr Carol
VAN DYKE

Dick Van Dyke - " " "

Steve Sova 5444 Lakeshore Drive Steve Sova

Lynette Sova " " " Lynette Sova

~~Pat~~ Dan Bauer 5464 Lake Shore Dr