

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

APPLICANT INFORMATION:

Name Shawn P. Pnacek, Great Lakes Bay Construction Owner/Agent/Other (Circle One)

Address 2525 N Eastman Rd. Midland, MI 48642

Phone 989-615-1599 Fax _____

PROPERTY OWNER INFORMATION: (if different from applicant)

Name Dr. Sandra Smith

Address 8907 Westview Dr. Lake, MI 48632

Phone 989-750-6008 Fax _____

PROPERTY INFORMATION:

Address/Location 8907 Westview Dr. Lake, MI 48632

Tax I.D. Number 08-090-00-025-00

Zoning District _____ Township Gilmore Section _____

Directions to property West Stevenson Lake Rd to East St to Birch St turn right to Westview Dr

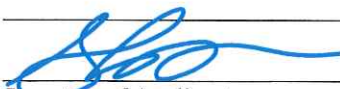
ATTACHMENTS: Please submit the following items with the application.

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: We are requesting a setback variance for the shed per the attached plans.



Signature of Applicant

2-21-2023

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 # 230012
Received by AMB

OFFICE USE ONLY
Fee \$175.00
Check Number 129123

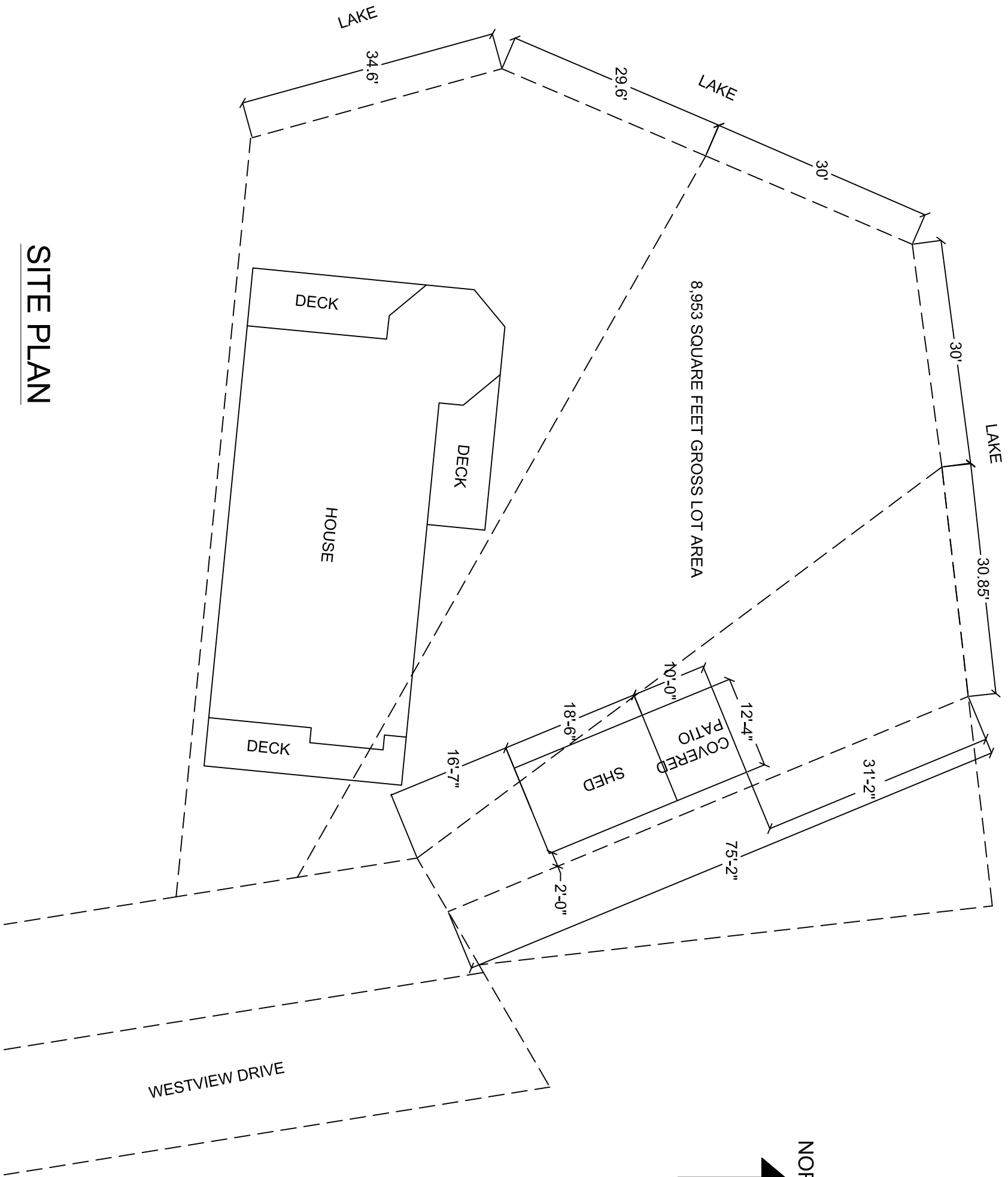
Date Received 2-21-22
Receipt Number 11148

Dr. Sandra Smith
8907 Westview Dr.
Lake, MI 48632

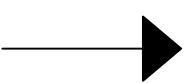
Variance Request

Section 14.04 (1-5)

1. This property provides uniqueness based on the elevation or topography of the property and the location to the septic and drain field. We are asking for a setback variance to rebuild the shed back in its original location but raising it approximately 10"-12" in elevation to match the elevation of the property to the East. The current elevation of the house and septic/drain field is at a much higher elevation than the shed and it causes us issues to meet the setback ordinance.
2. This improvement is necessary for the enjoyment of the property by the owner and will allow her to still utilize her shed for storage without all her items in the shed being destroyed. This is her only onsite storage available.
3. The shed will not be detrimental to the surrounding property owners as they have provided letters of support which are attached to this variance request. This rebuilding of this structure per the plans and renderings will be more appealing to the adjacent property owners.
4. We don't feel this will impair the intent of the ordinance. We are simply rebuilding the same foundation footprint that is on site currently but raising it 1'-0" to match the adjacent property owners side yard elevation and we are putting gutters and downspouts on this shed to control the water runoff and keep it on this site.
5. The need for this variance was not created by the homeowner. She has limitations due to the elevation of the home and septic / drain field. This has caused difficulty for her to have storage on her property.



NORTH



SITE PLAN

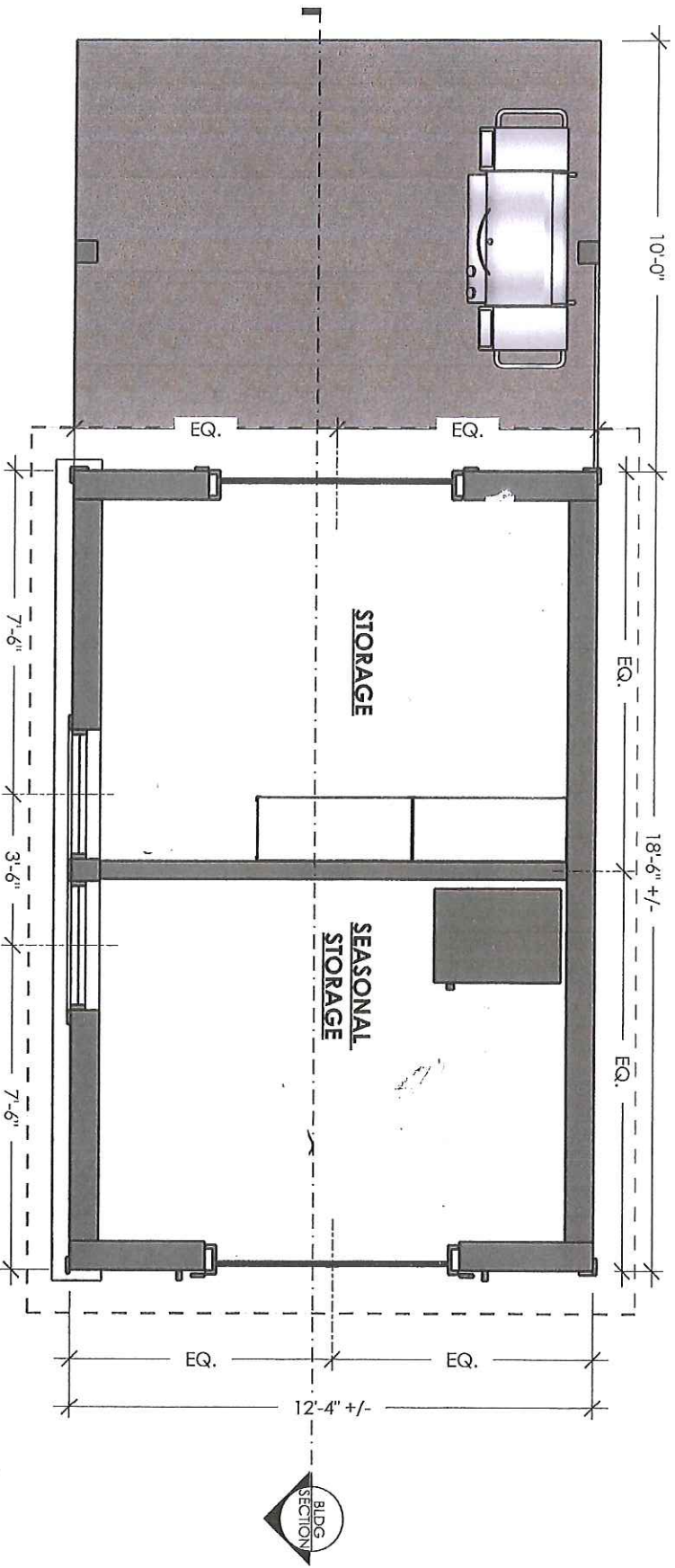


GREAT LAKES BAY
CONSTRUCTION
 DESIGN-BUILD | GENERAL CONTRACTOR
 GLEConstructionInc.com

2625 N. EASTMAN AVENUE
 MIDLAND, MI 48642
 989-932-2000

Project Name and Address
 DR. SANDRA SMITH COTTAGE
 8897 WESTVIEW DR.
 LAKE, MI 48632

DESIGNER	Scale
VARIANCE REQUEST	NTS
Date	Sheet
02/20/2023	C.1
Scale: NTS	



SCHEMATIC MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

CLIENT COPY: ADDITIONAL DRAWINGS FOR PERMIT & CONSTRUCTION AVAILABLE UPON REQUEST

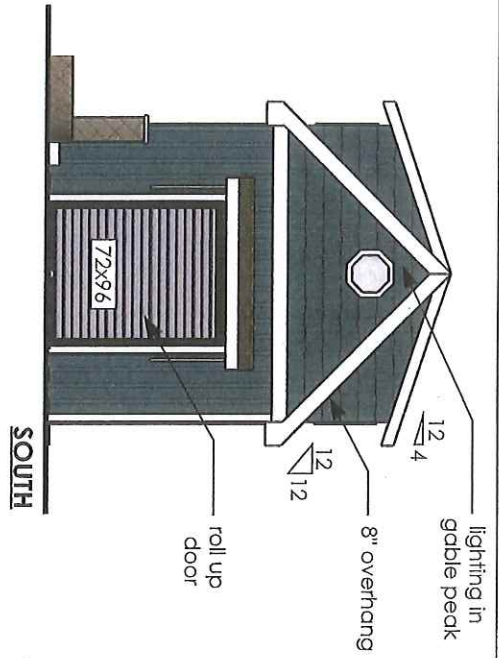


B Squared Design Studio

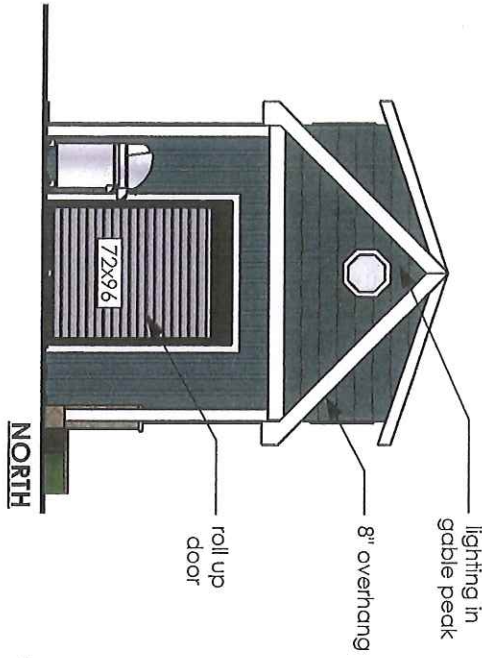
Brenda Skeel, AIA • brendac@b-squaredstudio.com • (989) 560 - 0986 • 104 East Maple Street - Shepherd, MI 48883
 Drawings and documents contained in this package are schematic and for planning purposes only, they do not constitute complete architectural services. Drawings are not suitable or developed for construction.

PROOF

Sandy Smith
 8907 Westview Drive
 Lake, MI 48632
 November 22, 2021



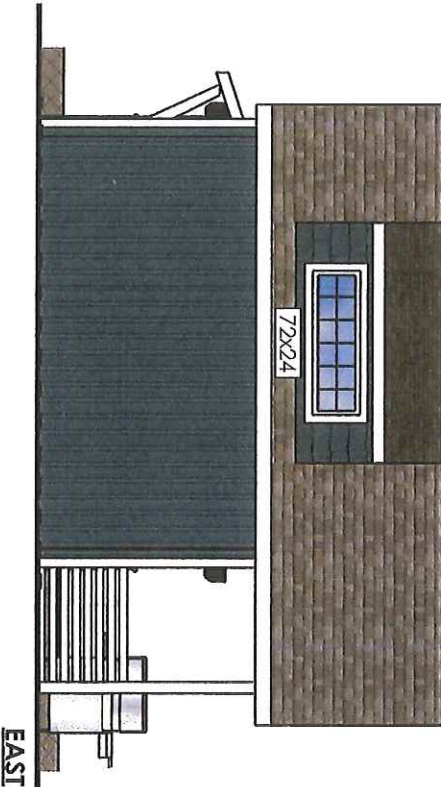
SOUTH



NORTH



WEST



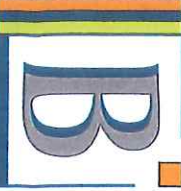
EAST

- notes:**
- match existing house roof slopes
 - typical overhang 12" unless otherwise noted
 - finish: match existing house materials
 - door and window sizes are schematic rough opening sizes to allow for bidding and gathering information - final style TBD

CLIENT COPY: ADDITIONAL DRAWINGS FOR PERMIT & CONSTRUCTION AVAILABLE UPON REQUEST

SCHEMATIC EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



B Squared Design Studio

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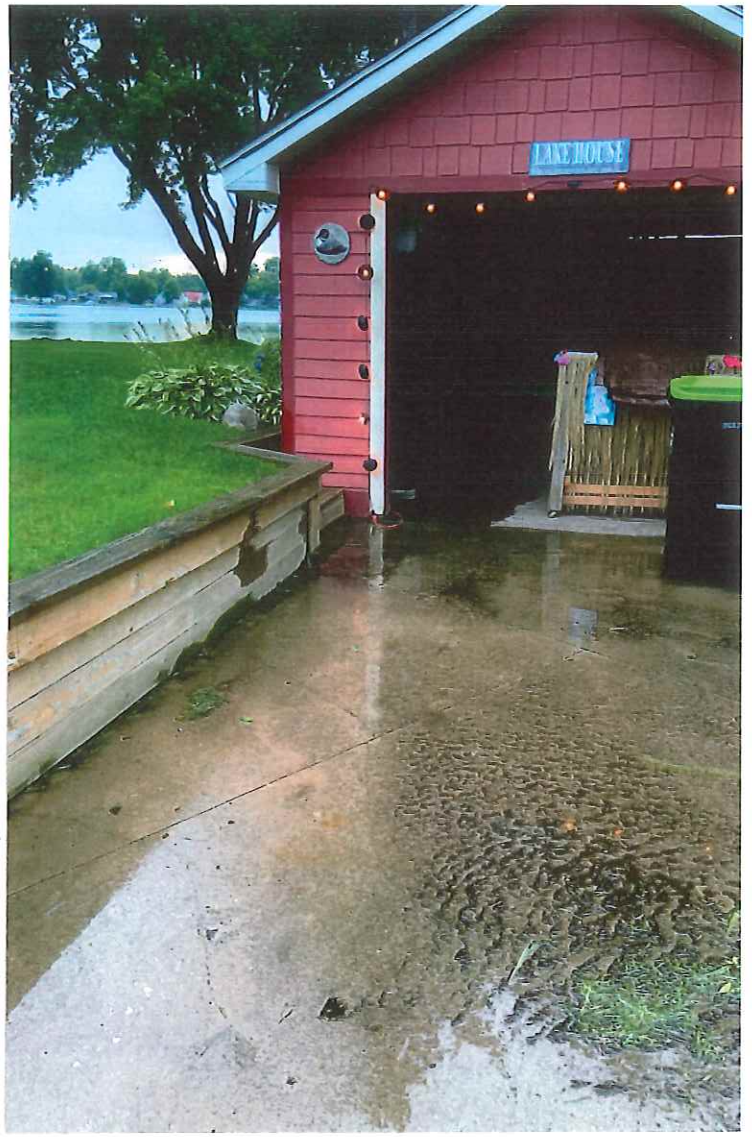
Sandy Smith
 8907 Westview Drive
 Lake, MI 48632

playbook page 08
 November 22, 2021









11775

Lawyers Title Insurance Corporation

WARRANTY DEED—Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

*Filed
8:20 AM
10/23/96
Prace*

KNOW ALL MEN BY THESE PRESENTS: That WAYNE W. HALLE, a single man,
whose address is 2700 Marfitt, #215, East Lansing, Mich. 48823

Convey(s) and Warrant(s) to SANDRA K. SMITH, a married woman, a/k/a Sandra K. Smith, D.D.S.
whose address is 1906 Rapanos St., Midland, MI., 48642

the following described premises situated in the Township of Gilmore
County of Isabella and State of Michigan, to-wit:

Lots 24, 25 and 26 of Supervisor's Plat of Westview Shores, according to the plat recorded in Liber 5 of Plats, Page 273; EXCEPT that part of said Lot 24 described as beginning at the SE corner of Lot 24; thence S 64°58'57" W, along the South line of said Lot 24, 3.50 feet; thence N 36°08'27" W, 73.15 feet to a shore line traverse of Littlefield Lake; thence N 77°09'00" E, along said shore line traverse, 35.20 feet to the NE corner of said Lot 24; thence S 10°23'20" E, along the East line of said Lot 24, 66.51 feet back to the place of beginning, including the between said traverse line and the water's edge of Littlefield Lake, Gilmore Township.

Also known as: 8907 N. Westview Dr., Lake, Michigan, 48632.

AFFIDAVIT FILED

for the full consideration of One Dollar--(\$1.00). AFFIDAVIT FILED.

subject to reservations, restrictions, governmental regulations, zoning, easements and rights of way of record, and matters visible, if any, upon or affecting said land.

Dated this 26th. day of November 19 96

Witnesses:

Signed and Sealed:

Audrey Henry
Audrey Henry

Wayne W. Halle
Wayne W. Halle (L.S.)

Bruce R. Owen
Bruce R. Owen

STATE OF MICHIGAN
COUNTY OF ISABELLA
REC'D
(L.S.)

STATE OF MICHIGAN }
COUNTY OF Isabella } ss.

DEC 2 9 23 AM '96
(L.S.)

The foregoing instrument was acknowledged before me this 26th. day of November 19 96
by Wayne W. Halle

REGISTRY
(L.S.)

My commission expires
6/10/99

Audrey Henry
Audrey Henry
Notary Public Isabella County, Michigan

Instrument Drafted by Audrey Henry

Business Address 8770 N. Gilmore Rd., Farwell, MI. 48622

~~00068~~

9900000068
 Filed for Record in
 ISABELLA COUNTY, MI
 SHARON A BROWN
 On 01-05-1999 At 09:18:04 am.
 QUIT C DEED 11.00
 Liber 935 Page 432 - 433

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That SANDRA K. SMITH, a/k/a Sandra K. Smith, D.D.S., of 1906 Rapanos Drive, Midland, Michigan 48642

Quit Claims to SANDRA KAYE SMITH, as Trustee of the SANDRA KAYE SMITH TRUST, dated September 17, 1998, of 1906 Rapanos Drive, Midland, Michigan 48642,

the following described premises situated in the Township of Gilmore, County of Isabella and State of Michigan, to-wit:

Lots 24, 25 and 26 of Supervisor's Plat of Westview Shores, according to the plat recorded in Liber 5 of Plats, Page 273; EXCEPT that part of said Lot 24 described as beginning at the SE corner of Lot 24; thence South 64°58'57" West, along the South line of said Lot 24, 3.50 feet; thence North 36°08'27" West 73.15 feet to a shore line traverse of Littlefield Lake; thence North 77°09'00" East along said shore line traverse, 35.20 feet to the NE corner of said Lot 24; thence South 10°23'20" East, along the East line of said Lot 24, 66.51 feet back to the Place of Beginning, including the between said traverse line and the water's edge of Littlefield Lake, Gilmore Township. Also known as: 8907 N. Westview Drive, Lake, Michigan 48632.

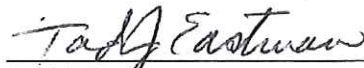
together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of less than One Hundred and no/100 Dollars (\$100.00).

This instrument is exempt from county and state transfer tax by virtue of MCLA 207.505(5)(a) and MCLA 207.526(6)(a).

Dated this 18th day of December A.D., 1998

Signed, Sealed and Delivered in
the Presence of:

Signed and Sealed:


Tad J. Eastman


Sandra K. Smith


Ruth E. Rczler



Sandra Smith <tennisdentistss@gmail.com>

Sandy Garage

1 message

Jeffrey Stahl <jeffrey.b.stahl@gmail.com>

Fri, Aug 5, 2022 at 11:03 AM

To: tennisdentistss@gmail.com

August 5, 2022

Isabella County Community Development Department Board of Zoning Appeals
200 N. Main St.
Mt. Pleasant, MI 48858

Dear Board,

We are writing this letter on behalf of our neighbor, Sandra K. Smith. It is our understanding that Sandra is requesting approval to make changes and improvements to her garage/shed that is located on her property at 8907 Westview Drive. Our property is located right next door at 8910 Westview Drive.

The improvement that she is proposing would greatly enhance her property and alleviate her flooding problems. An even grade between our two properties, would elevate any flooding issues.

Sandy has made tremendous improvements in her residence which greatly enhances our neighborhood. Unfortunately, the garage is the original structure and is in dire need of an upgrade. An upgrade would improve our neighborhood and alleviate her water issues.

Sharon and I support the request for approval to make these improvements. Please feel free to contact us if you have any questions for us.

Regards,

Jeff and Sharon Stahl
8910 Westview Drive
Lake, MI

[Jeffrey.b.stahl@gmail.com](mailto:jeffrey.b.stahl@gmail.com)
586.419.7926

July 17, 2022

Isabella County Community Development Department
Board of Zoning Appeals
200 N. Main St.
Mt. Pleasant, MI 48858

Dear Board,

We are writing this letter on behalf of neighbor, Sandra K. Smith. It is our understanding that Sandra is requesting approval to make changes and improvements to her garage/shed that is located on her property at 8907 Westview Drive. This property is two houses away from ours, which is located at 8908 Westview Drive.

We know that there is a need for modification and improvement of this structure because it does flood every time it rains, even a modest amount.

Sandra has made major investments in the residence on this property, improving the overall appearance of our neighborhood. The garage/shed however, is the original structure and as such, does not compliment the new house and overall property.

For these reasons, we support the request for approval to make these improvements. Please feel free to contact us if you have any questions for us. Thank you.

Sincerely,

Ken and Debbie Saari

e-mail: kennethsaari@yahoo.com

Cell: (248)330-5500

July 25, 2022

Isabella County Community Development Department
Board of Zoning Appeals
200 N. Main St.
Mt. Pleasant, MI 48858

Dear Board,

Our names are Sergio and Amy Garcia, and we own the cottage located at 8905 Westview Drive, directly next door to the cottage of Dr. Sandra Smith. Dr. Smith has been living with a garage on this property that floods every time it rains. It is an original structure on this property, which is very old and in desperate need of improvement.

Sandy has rebuilt her original house on this property, which is now a stunning vacation home for her family. However, the garage was not included in the renovations. As her neighbors, we would love to see the approval made for her to make improvements to the old garage, for both practical and aesthetic reasons. Allowing her to improve the structure would stop the flooding, as well as add value to not only her property but to our small neighborhood, as well.

Please feel free to contact us if you have any questions.

Sincerely,
Sergio and Amy Garcia
Cell phone: 248-790-5285
Email: amyebileengarcia@yahoo.com