

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

APPLICANT INFORMATION:

Name Daniel Rydman (Owner) Agent/Other (Circle One)
Address 5502 E. vernon Rd Rosebush MI 48878
Phone 989-429-2363 Fax —

PROPERTY OWNER INFORMATION: (if different from applicant)

Name _____
Address _____
Phone _____ Fax _____

PROPERTY INFORMATION:

Address/Location 5502 E vernon Rd Rosebush MI 48878
Tax I.D. Number 9-001-20-002-02
Zoning District _____ Township Isabella Section 15N 04W 001
Directions to property North on mission Rd. turn east on
Vernon Rd. go 1.5 miles, on south side of the road.

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: Storage building

[Signature] _____ 3/16 _____
Signature of Applicant Date

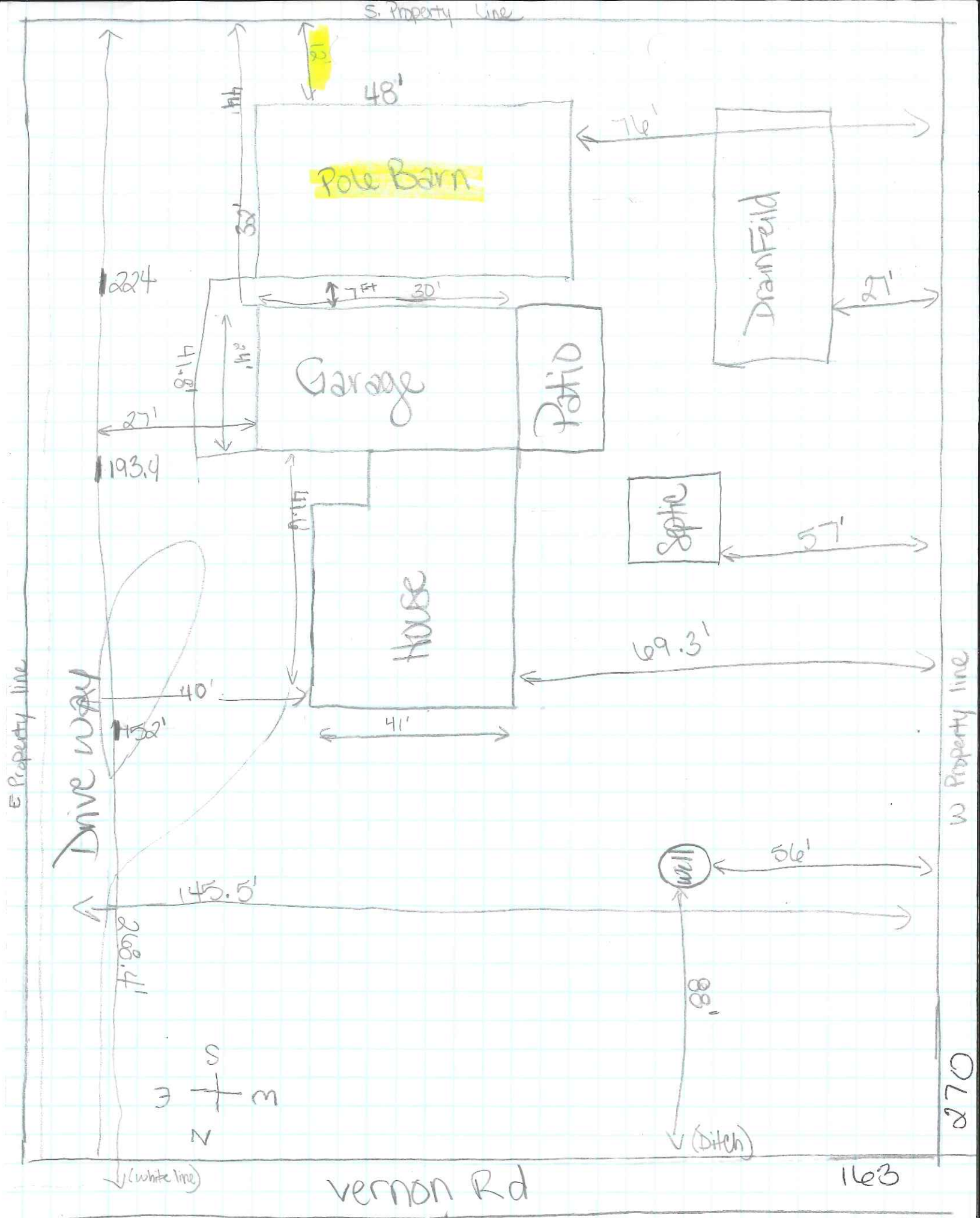
Optional: I hereby grant permission for members of the Isabella County Zoning Board of Appeals and Zoning Administrator to enter the above described property for the purposes of gathering information related to this application.

[Signature] _____ 3/16 _____
Signature of Applicant Date

File # PA2230003
Received by AMB

OFFICE USE ONLY
Fee \$175.00
Check Number 1319

Date Received 3/17/23
Receipt Number 112410



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 a 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.

There is an extraordinary situation on the land and the building already located on this property. The location of the drain field and septic limits our ability to build on the west side of the property. The driveway and the water well limit our ability to build on the north side of the property.

(c) By reason of the use or development of the property immediately adjoining the property in question.

By building this building it would not affect the adjoining property in question. This building would be 12ft off the property line. If in the future the adjoining property landowners wanted to develop on the property this would not infringe or impede their ability to do so.

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

Putting the building in the south end of the property would be the only location that it would not crowd or cross the threshold of being too close to the drain field, septic, and water well.

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

The variance will not be detrimental to adjacent property and the surrounding neighborhood because it will be contained on our own property, it will not be obstructing views of the neighborhood, it will not be affecting the wildlife or the surrounding environmental factors (drainage ditch). If the property owners of surrounding land chose to develop on the land in the future, this building would not stand in their way. Building this storage building will not block access to the surround property at all. Building this storage building would help enhance the surrounding neighborhood because we would be able to store vehicles that are currently outside, inside.

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

This variance will not impair the intent and purpose of this ordinance or the provision from which the variance is requested because it will not affect any of the surrounding landowners or neighbors. It will not affect the environment. There is no other location on the property that would be able to sufficiently place the pole barn other than the proposed location.

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

The variance request is for a pole barn for storage. We cannot put this building on the west side of the property due to the drain field and septic being on the west side of the property. We cannot put the proposed building on the north side of the property in front of the house because of the driveway and the water well being in the front yard.


RECEIVED: 09/28/2021 11:18 AM
ISABELLA REGISTER OF DEEDS

 **COPY**



Document # 202100018546 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 09/28/2021 11:38 AM
OR LIBER 1890 PAGE 3392

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

STATE OF
MICHIGAN
Isabella County
09/28/2021
202100018546



REAL ESTATE
TRANSFER TAX
\$192.50 CO
\$1,312.50 ST
TTX# 03248
AH

WARRANTY DEED

File No.: 496340

KNOW ALL MEN BY THESE PRESENTS: That Jon Prout and Lauren Prout, husband and wife

Whose address is 5550 E Denver Rd, Rosebush, MI 48878

Convey(s) and Warrant(s) to Daniel Rydman Jr.

Whose address is 9771 E River Rd, Mt Pleasant, MI 48858

the following described premises:

Commencing 457 feet East of the North 1/4 corner of Section 1, T15N, R4W, Isabella Township, Isabella County, Michigan, thence East 163 feet, thence South 270 feet, thence West 163 feet, thence North 270 feet to the Point of Beginning.

More commonly known as 5502 E Vernon Rd., Rosebush, MI 48878

Tax Parcel No.: 9-001-20-002-02

For the sum of One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00) 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 September 27, 2021

Signed



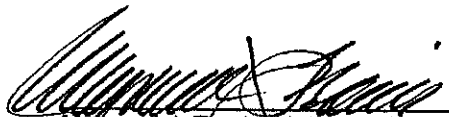
Jon Prout



Lauren Prout

State of Michigan)
) SS
County of Isabella)

On this 27th day of September, 2021, before me personally appeared Jon Prout and Lauren Prout, 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.



Maynard J. Travis, Notary Public
Isabella County, Michigan
My Commission Expires: September 22, 2026
Acting in the County of: Isabella

Drafted By: Jon Prout
5550 E Denver Rd
Rosebush, MI 48878

Return To: Daniel Rydman Jr.
5502 E Vernon Rd.
Rosebush, MI 48878

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