

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

**APPLICANT INFORMATION:**

Name Jason Auman Owner/Agent/Other (Circle One)

Address 4591 Blue Cedar Dr. Mt. Pleasant

Phone 989-289-1204 Fax \_\_\_\_\_

**PROPERTY OWNER INFORMATION:** (if different from applicant)

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

**PROPERTY INFORMATION:**

Address/Location 6450 Bellinger Dr.

Tax I.D. Number 10-004-40-001-00

Zoning District A6-1 Township Lincoln Section 4

Directions to property South Crawford Rd to Bellinger Dr.

west to end

**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: 15' 4" set back for Barn addition - 18' x 30'

addition

Signature of Applicant

Mar 26-24

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

Mar 26-24

Date

File # PVAR 240001  
Received by AG

OFFICE USE ONLY  
Fee \$175.00  
Check Number 410633  
CC#                   

Date Received 3-26-24  
Receipt Number 13298



## (no subject)

1 message

**Jason Auman** <jasonauman989@gmail.com>  
To: Jason Auman <jasonauman989@gmail.com>

Mon, Feb 19, 2024 at 7:23 AM

Zoning Board,

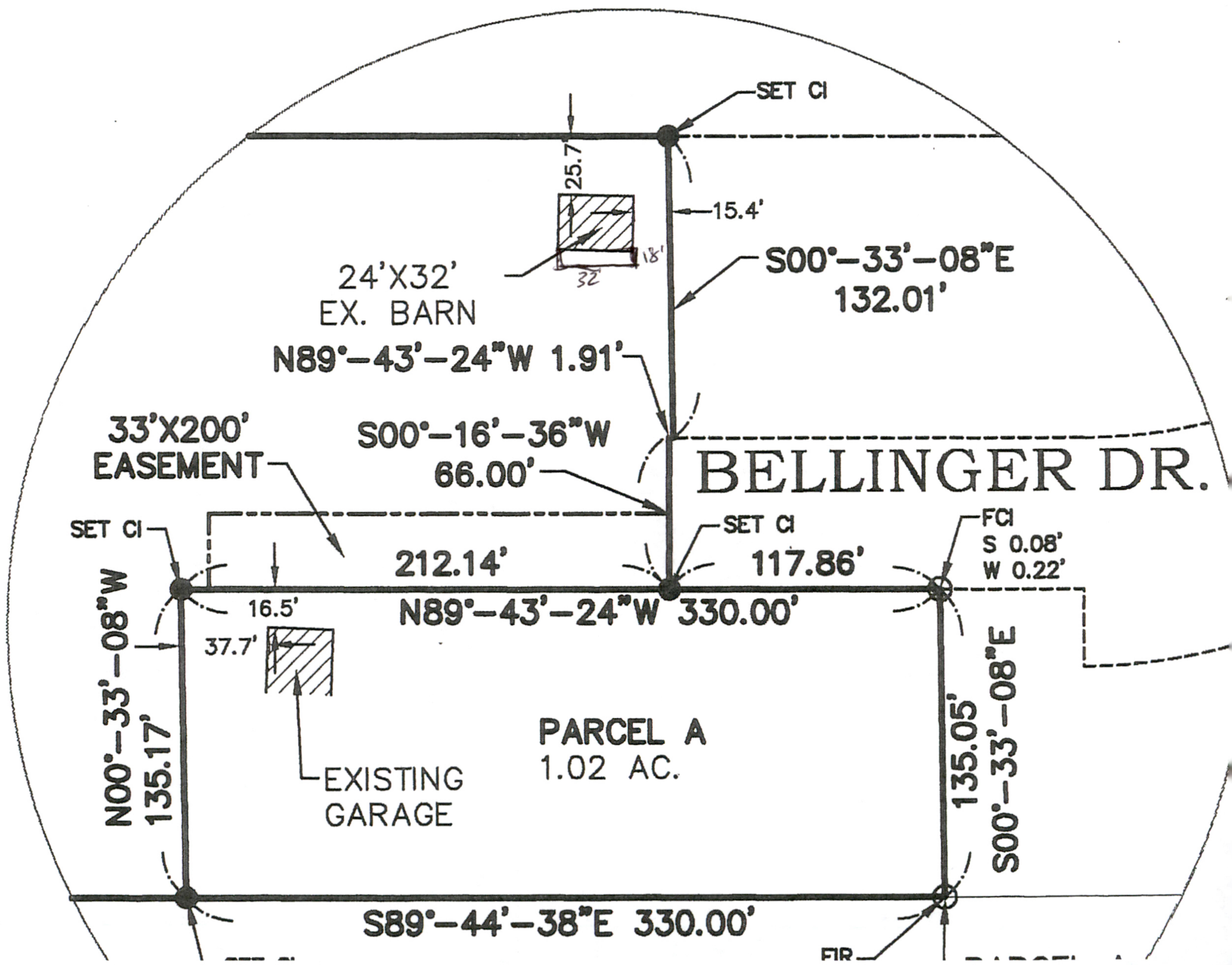
I'm applying for a variance for the property I recently purchased on Bellinger drive in Mt Pleasant. There is a existing barn on the property that I would like to build a 18' x 30' add on for additional storage. Here are the reasons that I would like you to consider my request.

1. The existing barn is located within 20 ' of the property line on two sides and with current zoning restrictions no further expansion to the building will be possible.
2. New building will not be moving closer to property line just maintaining the same setbacks
3. Original building has been on property for 20+ years with no known issues. I spoke with adjoining neighbors to the south and they are agreeable for a addition to be constructed. (~~See attached letter~~)
4. The variance will not affect the welfare or public health or be a detriment to surrounding properties because I'm not moving any closer to the existing property lines just extending the original footprint
5. The property was split at one time and I inherited the property lines that exists today. Since purchase of the property I have forced to honor existing lines that have been established.

Thanks again

Jason Auman  
989-289-1204

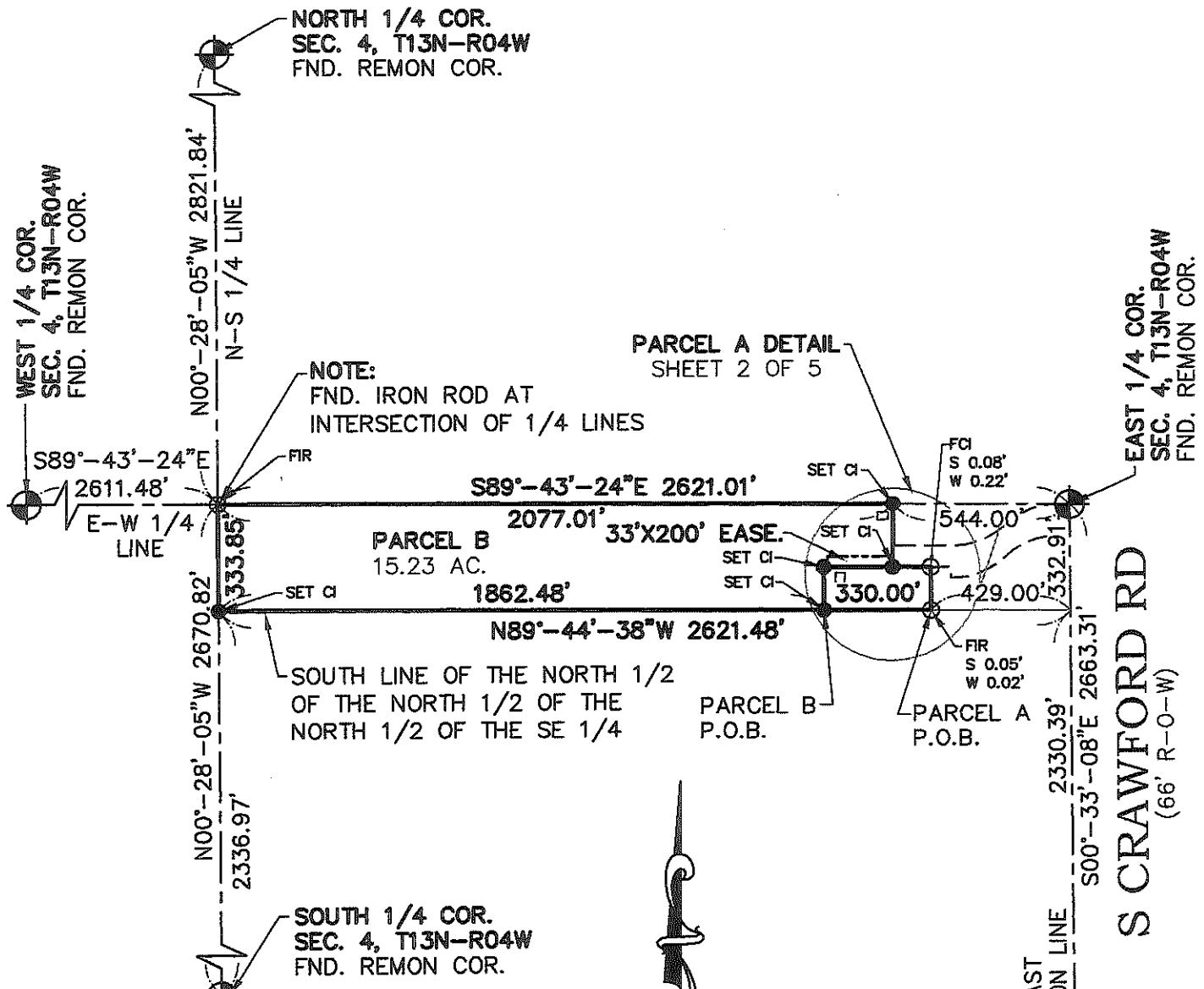
PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH  
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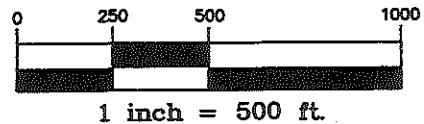
# CERTIFICATE OF SURVEY

JASON AUMAN

PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF  
THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 4,  
T13N-R04W, LINCOLN TOWNSHIP, ISABELLA COUNTY, MICHIGAN



**SOUTHEAST COR. SEC. 4, T13N-R04W FND. REMON COR.**



I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE PROPERTY HEREIN DESCRIBED ON 3-21-24 AND THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF PUBLIC ACTS OF 1970, AS AMENDED.

  
TIMOTHY E. BEBEE P.S. #39074

R - RECORDED  
M - MEASURED  
 - SET WOOD STAKE

- FOUND IRON  
 - SET IRON  
 - CONCRETE MONUMENT

- SECTION CORNER  
 - 1/8 CORNER

SCALE: 1" = 500'	DRAWN BY: RLL
SURVEY DATE: 3-21-24	CHECKED BY: TELB
DATE: 3-25-24	JOB NUMBER: 2402-026
REVISED:	SHEET NUMBER: 1 OF 5



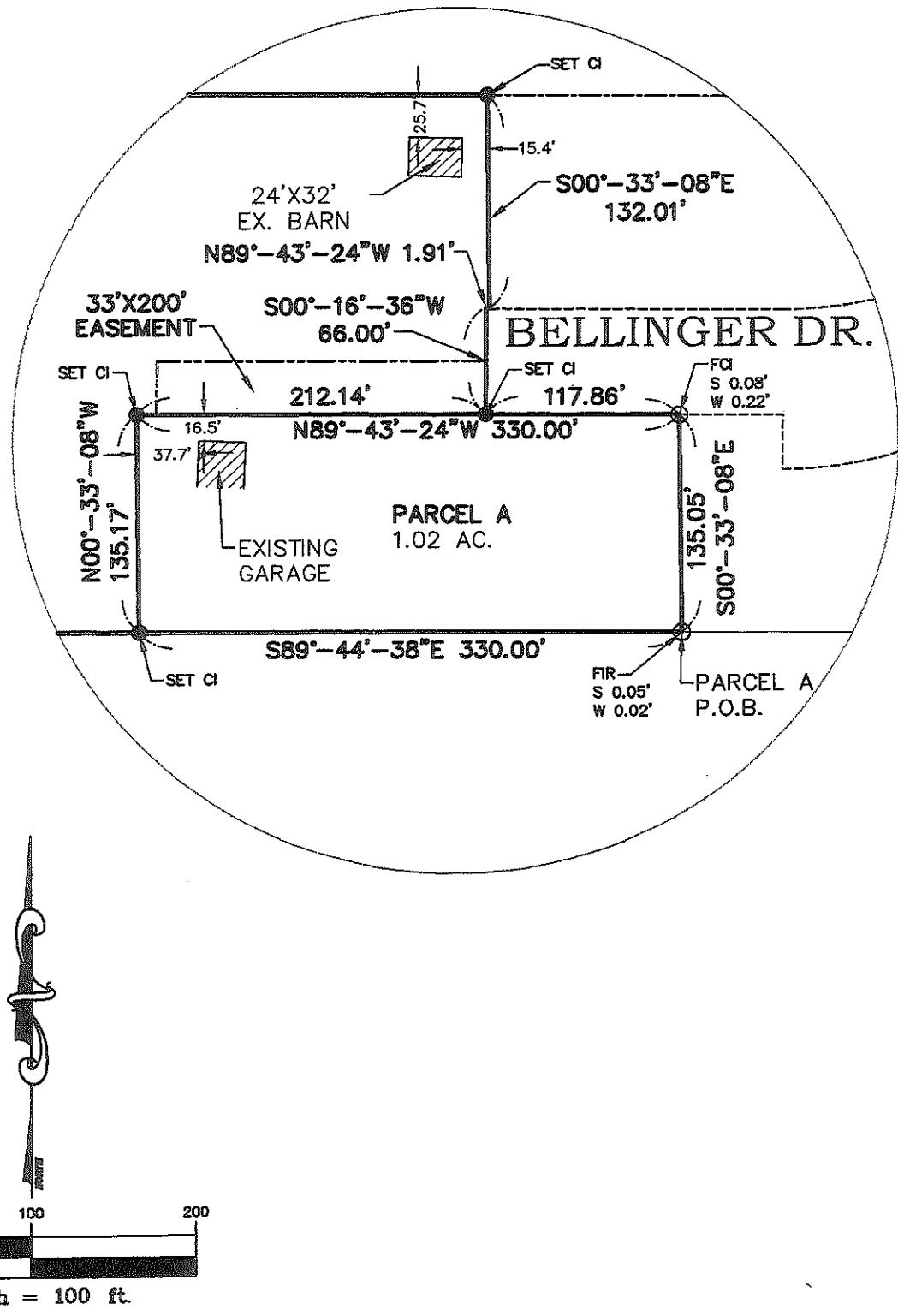
**CMS & D**  
SURVEYING / ENGINEERING  
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PHONE: (989) 775-0756  
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HEREIN DESCRIBED ON 3-21-24 AND THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF PUBLIC  
ACTS OF 1970, AS AMENDED.

*Timothy E. Bebee*  
TIMOTHY E BEBEE P.S. #39074

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M - MEASURED	● - SET IRON	◆ - 1/8 CORNER		
□ - SET WOOD STAKE	◎ - CONCRETE MONUMENT	SCALE: 1" = 100'		DRAWN BY: RLL
		SURVEY DATE: 3-21-24		CHECKED BY: TELB
<b>CMS &amp; D</b> <b>SURVEYING / ENGINEERING</b>		DATE: 3-25-24	JOB NUMBER: 2402-026	
2257 E. BROOMFIELD RD. MT. PLEASANT, MICHIGAN 48858 PHONE: (989) 775-0756 FAX: (989) 775-5012 EMAIL: <a href="mailto:info@cms-d.com">info@cms-d.com</a>		REVISED:	SHEET NUMBER: 2 OF 5	
Timothy E Bebe License No. 4901039974				

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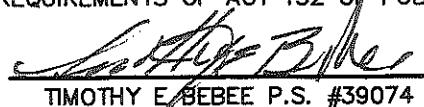
## AS SURVEYED DESCRIPTION FOR PARCEL A

A PARCEL OF LAND IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 4, T.13 N.- R.04 W., LINCOLN TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE S.00°-33'-08"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 332.91 FEET; THENCE N.89°-44'-38"W., ON AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION, 429.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.00°-33'-08"W., PARALLEL WITH SAID EAST SECTION LINE, 135.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ROAD DEEDED IN LIBER 369, PAGE 75 OF THE ISABELLA COUNTY RECORDS; THENCE N.89°-43'-24"W., ON AND ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 330.00 FEET; THENCE S.00°-33'-08"E., PARALLEL WITH SAID EAST SECTION LINE, 135.17 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE S.89°-44'-38"E., ON AND ALONG SAID SOUTH LINE, 330.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

## AS SURVEYED DESCRIPTION FOR PARCEL B

A PARCEL OF LAND IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 4, T.13 N.- R.04 W., LINCOLN TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE S.00°-33'-08"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 332.91 FEET; THENCE N.89°-44'-38"W., ON AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION, 759.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.89°-44'-38"W., ON AND ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION, 1862.48 FEET TO THE NORTH AND SOUTH 1/4 LINE; THENCE N.00°-28'-05"W., ON AND ALONG SAID NORTH AND SOUTH 1/4 LINE, 333.85 FEET TO THE EAST AND WEST 1/4 LINE; THENCE S.89°-43'-24"E., ON AND ALONG SAID EAST AND WEST 1/4 LINE, 2077.01 FEET TO A POINT LYING 544.00 FEET, N.89°-43'-24"W OF SAID EAST 1/4 CORNER; THENCE S.00°-33'-08"E., PARALLEL WITH SAID EAST SECTION LINE, 132.01 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE ROAD DEEDED IN LIBER 369, PAGE 75 OF THE ISABELLA COUNTY RECORDS; THENCE N.89°-43'-24"W., ON AND ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 1.91 FEET; THENCE S.00°-16'-36"W., PERPENDICULAR TO SAID EAST AND WEST 1/4 LINE, 66.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ROAD DEEDED IN LIBER 369, PAGE 75; THENCE N.89°-43'-24"W., ON AND ALONG SAID RIGHT-OF-WAY LINE, EXTENDED, AND PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 212.14 FEET; THENCE S.00°-33'-08"E., PARALLEL WITH SAID EAST SECTION LINE, 135.17 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 15.23 ACRES OF LAND AND SUBJECT TO AND TOGETHER WITH ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.

I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE PROPERTY  
HEREIN DESCRIBED ON 3-21-24 AND THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF ACT 132 OF PUBLIC  
ACTS OF 1970, AS AMENDED.

  
TIMOTHY E. BEBEE P.S. #39074

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 - SECTION CORNER  
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**CMS & D**  
SURVEYING / ENGINEERING

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# CERTIFICATE OF SURVEY

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THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 4,  
T13N-R04W, LINCOLN TOWNSHIP, ISABELLA COUNTY, MICHIGAN

## AS SURVEYED EASEMENT DESCRIPTION

AN EASEMENT, FOR THE PURPOSE OF INGRESS AND EGRESS, IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 4, T.13 N.- R.04 W., LINCOLN TOWNSHIP, ISABELLA COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: TO FIX THE POINT OF BEGINNING, COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE S.00°-33'-08"E., ON AND ALONG THE EAST LINE OF SAID SECTION, 332.91 FEET; THENCE N.89°-44'-38"W., ON AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION, 429.00 FEET; THENCE N.00°-33'-08"W., PARALLEL WITH SAID EAST SECTION LINE, 135.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ROAD DEEDED IN LIBER 369, PAGE 75; THENCE N.89°-43'-24"W., ON AND ALONG SAID RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 117.86 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING N.89°-43'-24"W., ON AND ALONG SAID RIGHT-OF-WAY LINE, EXTENDED, AND PARALLEL WITH THE EAST AND WEST 1/4 LINE OF SAID SECTION, 200.00 FEET; THENCE N.00°-16'-36"E., PERPENDICULAR TO SAID EAST AND WEST 1/4 LINE, 33.00 FEET; THENCE S.89°-43'-24"E., PARALLEL WITH SAID EAST AND WEST 1/4 LINE, 200.00 FEET; THENCE S.00°-16'-36"W., PERPENDICULAR TO THE EAST AND WEST 1/4 LINE AND ON THE WEST RIGHT-OF-WAY LINE OF THE ROAD DEEDED IN LIBER 369, PAGE 75 OF THE ISABELLA COUNTY RECORDS, 33.00 FEET BACK TO THE POINT OF BEGINNING.

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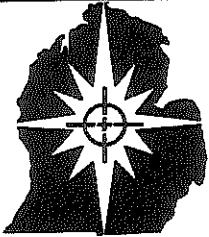
  
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THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 4,  
T13N-R04W, LINCOLN TOWNSHIP, ISABELLA COUNTY, MICHIGAN

## WITNESSES:

### NORTH 1/4 COR.

#### SEC. 4, T13N-R04W

FND. REMON COR., PER LCRC L. 3, P. 267  
N02°W 33.52' FND N&T IN 6" SPRUCE  
N46°E 118.16' FND N&T IN P.P.  
S12°W 51.46' FND N&T IN P.P.  
N.89°-53'-24"E., 140.58' CORNER F-13, T14N-R04W  
N.89°-53'-24"E., 140.58' CORNER F-13, T14N-R04W

### EAST 1/4 COR.

#### SEC. 4, T13N-R04W

FND. REMON COR., PER LCRC L. 6, P. 207  
S60°E 48.30' FND NAIL & DISK IN SW FACE OF P.P.  
S60°E 48.36' FND NAIL & DISK #17741 IN NE FACE OF P.P.  
EAST 57.27' FND NAIL & DISK #39074 IN N FACE OF 36" OAK  
S85°W 41.30' FND NAIL & DISK #39074 IN N FACE OF 36" MAPLE  
WEST 33.30' FND 3/4" IRON PIPE  
N32°W 57.37' FND NAIL & DISK #46669 IN NE FACE OF P.P.

### SOUTHEAST COR.

#### SEC. 4, T13N-R04W

FND. REMON COR., PER LCRC L. 6, P. 209  
S53°E 85.79' FND NAIL & CAP IN TWIN 14" MAPLE.  
N66°E 28.50' STOP SIGN POST.  
N60°W 74.49' FND NAIL & CAP IN P.P.  
S39°W 84.62' FND PK NAIL IN P.P.

### SOUTH 1/4 COR.

#### SEC. 4, T13N-R04W

FND. REMON COR., PER LCRC L. 6, P. 203  
SOUTH 28.2' CENTER WOOD POST LEANING SOUTH.  
S20°E 28.58' FND NAIL & DISK SW FACE OF 8" POPLAR  
S30°E 26.84' CHISELED "+" ON LARGE 3'X3' STONE.  
N45°E 16.47' FND 1/2" IRON AT EDGE OF ROADWAY, FARMING TO EDGE OF ROAD  
N45°W 16.57' FND 1/2" IRON AT EDGE OF ROADWAY, FARMING TO EDGE OF ROAD

### WEST 1/4 COR.

#### SEC. 4, T13N-R04W

FND. REMON COR., PER LCRC L. 6, P. 195  
WEST 24.58' FND NAIL & DISK IN N FACE 8" CHERRY  
S35°W 26.66' FND NAIL & DISK IN N FACE 18" MAPLE  
N27°W 52.58' FND NAIL & DISK IN E FACE 15" ASH  
S70°E 36.10' FND NAIL & DISK IN S FACE CUT OFF 5" POLE  
N47°E 60.56' FND NAIL & DISK IN NW FACE 10" CHERRY

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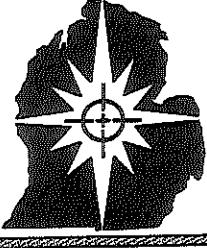
  
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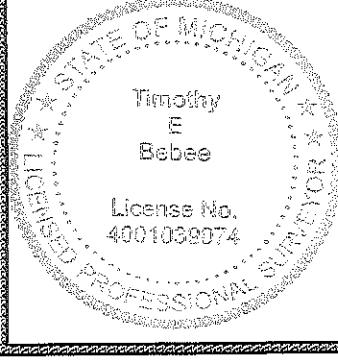
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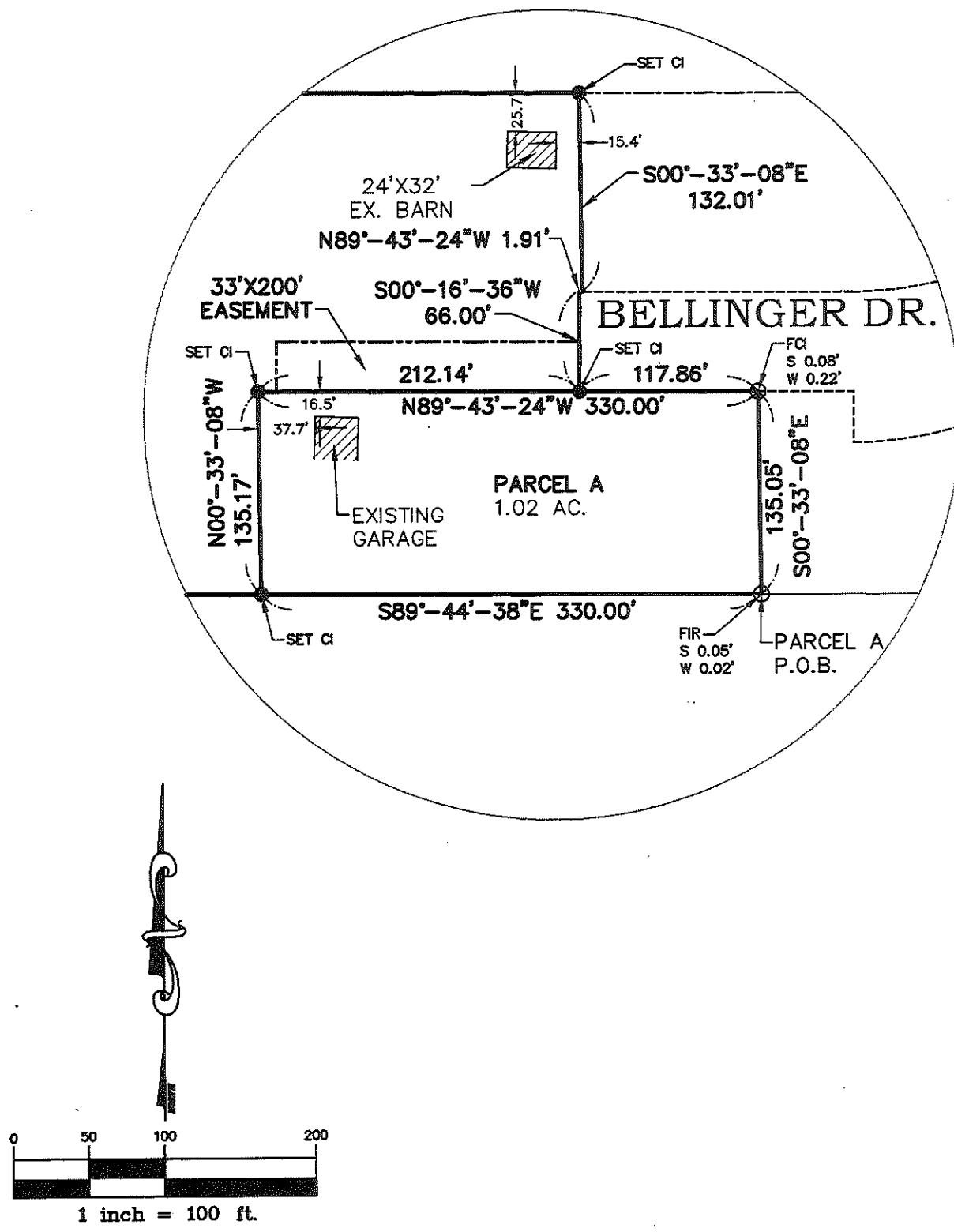
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12-1-98 pt N/2 NESE 4-13-4  
N/2

LIBER 889 PAGE 576

STATE OF MICHIGAN  
COUNTY OF ISABELLA  
RECEIVED IN RECORD

OCT 2 200 PM '97

REGISTER OF DEEDS

STATE OF MICHIGAN  
COUNTY OF ISABELLA  
I HEREBY CERTIFY that there are no tax liens or  
trusts held by the State or individuals on the lands  
described in the written instrument, and that all  
taxes are paid as shown by the records of this  
office for five years.

*Steven W. Dickery*  
Treasurer of Isabella County

WARRANTY DEED

The Grantors, MICHAEL N. BROWN and SUSAN L. BROWN, husband and wife, of 6500 South Crawford Road, Mt. Pleasant, MI 48858,

conveys and warrants to DAVID MASCHO and WENDY MASCHO, husband and wife, of 6783 South Crawford Road, Mt. Pleasant, MI 48858,

the following described premises situated in the Township of Lincoln, County of Isabella, and State of Michigan:

Parcel I: Commencing 429 feet West of the Northeast corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 4, T13N, R4W, thence South 132 feet, West 115 feet, North 132 feet, East 115 feet to the point of beginning, Lincoln Township, Isabella County, Michigan,

→ Deed out  
at 1336/910 (4)

Parcel II: A parcel of land commencing 544 feet West of the East  $\frac{1}{4}$  corner of Section 4, T13N, R4W, thence 132 feet South, thence West 231 feet, thence North 132 feet, thence East 231 feet to the point of beginning, Lincoln Township, Isabella County, Michigan,

Parcel III: The West 15 acres of the North 20 acres of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 4, T13N, R4W, EXCEPT the East 115 feet of the North 132 feet thereof; AND EXCEPT a parcel of land commencing 544 feet West of the East  $\frac{1}{4}$  corner of said Section 4, thence South 132 feet, thence West 231 feet; thence North 132 feet; thence East 231 feet to the point of beginning, AND EXCEPT any part thereof not within the North  $\frac{1}{4}$  of the Southeast Quarter (SE  $\frac{1}{4}$ ) of said Section 4, Lincoln Township, Isabella County, Michigan,

AFFIDAVIT FILED

for the sum of One and 00/100 (\$1.00) Dollar, and other good and valuable consideration,

subject to easements and building and use restrictions of record, and further subject to restrictions, reservations, rights-of-way and mineral interests of record, if any, and further subject to the lien of any taxes which are not yet due and payable.

A) This property may be located within the vicinity of farmland 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.

B) The Grantor grants to the Grantee the right to make all permissible divisions under Section 108 of the Land Division Act No. 288 of the Public Acts of 1967.

Dated this 1st day of October, 1997.

Signed in the Presence of:

Tammy A. Hoffman  
Tammy A. Hoffman

Betty J. Stiff  
Betty J. Stiff

Signed By:

Michael N. Brown  
MICHAEL N. BROWN

Susan D. Brown  
SUSAN D. BROWN

STATE OF MICHIGAN )  
COUNTY OF ISABELLA ) ss.

The foregoing instrument was acknowledged before me this 1st day of October, 1997, by MICHAEL N. BROWN and SUSAN D. BROWN, husband and wife.

Tammy A. Hoffman  
Tammy A. Hoffman Notary Public  
Isabella County, Michigan  
My Commission Expires: 1/15/99

When Recorded  
Return To:

Send Subsequent  
Tax Bills To:

Prepared By:

ISABELLA BANK & TRUST  
P.O. Box 100  
Mt. Pleasant, MI 48858

DAVID MASCHO  
WENDY MASCHO  
6783 S. Crawford Rd.  
Mt. Pleasant, MI 48858

ERIC R. JAMES  
JAMES, BACKUS & JAMES,  
P.C.  
115 South University  
Mt. Pleasant, MI 48858