

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

**APPLICANT INFORMATION:**

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

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

**PROPERTY INFORMATION:**

Address/Location 1378 E Walton Rd, Shepherd, MI 48883  
Tax I.D. Number 10-008-10-001-15

Zoning District \_\_\_\_\_ Township Lincoln  
Directions to property On the South side  
S Whiteville Rd and S Lincoln Rd.

**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: To split the lot off where the former  
vacant dwelling was so my sister can build a house there.

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**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.

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**Signature of Applicant**

Date

File # PVAR 24/0006  
Received by AG

OFFICE USE ONLY  
Fee \$350.00  
Check Number cash

Date Received 6-21-24  
Receipt Number 13825

## **Section 14.04 Variance Requests and Procedures**

1. The current parcel of land has roughly 298 feet of road frontage. We would like to split where the vacant dwelling was, that we have torn down, so that my sister can build on this section. Per the current zoning rules each section would not have enough required road frontage, which is why we are making this variance request. My wife and I also currently own a parcel of land where our home resides that is next to this parcel but cannot combine the parcels due to separate mortgages on each piece of land.
2. We are looking to build a new home where the former home was, but cannot do so if the variance is not granted.
3. We have removed the vacant dwelling from the property and plan to build a new home in a similar spot on the land parcel, improving the curb appeal of the properties around it.
4. No, we are simply asking for a road frontage variance on the ag field parcel so the eventual dwelling lot will have adequate road frontage.
5. We purchased this parcel of land on July 12, 2023 as is and have not made any prior changes to the lot size.

298





HOUSE THAT  
WAS  
PREVIOUSLY  
ON Property



A photograph of a dirt road with a house being demolished in the background. The house is a single-story structure with a blue roof and a white exterior. A yellow excavator is positioned on the road, and a person is standing near the house. The background is filled with trees and a road. The image is rotated 90 degrees clockwise.

HAD  
HOUSE  
DEMOLISHED  
TO BUILD  
NEW  
HOUSE IN  
ITS PLACE

## **WARRANTY DEED**

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**KNOW ALL MEN BY THESE PRESENTS:** That Mary A. Sponseller

Whose address is 7410 S. Sponseller Dr., Shepherd, MI 48883

**Convey(s) and Warrant(s) to Tyler J. Brecht and Hallie Jo Brecht, husband and wife**

Whose address is 7140 S. Sponseller Dr., Shepherd, MI 48883

the following described premises:

Land situated in Lincoln Township, Isabella County, Michigan to-wit:

**SEE ATTACHED EXHIBIT A**

**Tax Parcel No.: 10-008-10-001-15**

**For the Sum of Ninety Nine Thousand Dollars and No Cents (\$99,000.00)**

**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: July 12, 2023

*Mary A. Sponseller*

Mary A. Sponseller

STATE OF MICHIGAN

COUNTY OF ISABELLA

)  
)SS  
)

On this 12th day of July 2023 before me personally appeared Mary A. Sponseller 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.

*Lori J. Young*

Lori J. Young, Notary Public

Isabella County, Michigan

My Commission Expires: January 5, 2025

Acting in the County of: ISABELLA

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**Instrument Drafted By:**

Mary A. Sponseller  
7410 S. Sponseller Dr.  
Shepherd, MI 48883

**Assisted By:**

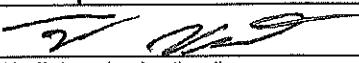
Mt. Pleasant Abstract & Title, Inc.  
116 Court Street  
Mount Pleasant, MI 48858  
File #23-411234

**Return to:**

Tyler J. Brecht  
7140 S. Sponseller Dr.  
Shepherd, MI 48883

## Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 1378 E. Walton Rd., Shepherd, MI 48883	2. County Isabella	3. Date of Transfer (or land contract signed) 7/12/2023
4. Location of Real Estate Lincoln Township	5. Purchase Price of Real Estate \$99,000.00	6. Seller's (Transferor) Name Mary A. Sponseller
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 10-008-10-001-15	8. Buyer's (Transferee) Name and Mailing Address Tyler J. Brecht and Hallie Jo Brecht 7140 S. Sponseller Dr. Shepherd, MI 48883	9. Buyer's (Transferee) Telephone Number 989-763-8886
<b>Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.</b>		
10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	
<b>EXEMPTIONS</b>		
Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.		
<input type="checkbox"/> Transfer from one spouse to the other spouse <input type="checkbox"/> Change in ownership solely to exclude or include a spouse <input type="checkbox"/> Transfer between certain family members * (see page 2) <input type="checkbox"/> Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires) <input type="checkbox"/> Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2) <input type="checkbox"/> Transfer to effect the foreclosure or forfeiture of real property <input type="checkbox"/> Transfer by redemption from a tax sale <input type="checkbox"/> Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust Transfer resulting from a court order unless the order specifies a monetary payment <input type="checkbox"/> Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse) <input type="checkbox"/> Transfer to establish or release a security interest (collateral) <input type="checkbox"/> Transfer of real estate through normal/public trading of stock <input type="checkbox"/> Transfer between entities under common control or among members of an affiliated group <input type="checkbox"/> Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code. <input type="checkbox"/> Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed. <input type="checkbox"/> Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed. <input type="checkbox"/> Transfer of land with qualified conservation easement (land only - not improvements) <input type="checkbox"/> Other, specify: _____		
<b>CERTIFICATION</b>		
I certify that the information above is true and complete to the best of my knowledge.		
Printed Name Tyler Brecht		Date 7/12/2023
Signature 	Date 7/12/2023	
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address



# CENTRAL MICHIGAN ASSOCIATION OF REALTORS

## ADDENDUM TO BUY / SELL AGREEMENT

BUY/SELL AGREEMENT #Brech041323Addendum #002Date 07/12/2023

Seller \_\_\_\_\_

Buyer Tyler and Hallie BrechtProperty Address commonly known as 1378 E Walton Rd, Shepherd, MI 48883

This Addendum to be part of and Incorporated thereto in the above mentioned BUY / SELL AGREEMENT.

Closing date extended to 07/12/2023.

All other terms, conditions, and stipulations of said BUY / SELL AGREEMENT are to remain the same.

These changes must be accepted on or before \_\_\_\_\_ AM/PM \_\_\_\_\_ Date

<u>Tyler Brecht</u> Buyer / Seller	<u>7/12/2023</u> Date	<u>Tyler Brecht</u> Buyer / Seller	<u>7/12/2023</u> Date
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dotloop verified  
07/12/23 12:27 PM EDT  
24E0-HWGA-WRL-VSC2

The above changes are hereby  ACCEPTED  REJECTED,  
 Non Applicable-N/A, OR  see Addendum dated \_\_\_\_\_ time \_\_\_\_\_ AM/PM  
 Acknowledgement of Receipt.

<u>Mary C. Sponseller</u> Buyer / Seller	<u>7/12/2023</u> Date	<u>Mary C. Sponseller</u> Buyer / Seller	<u>7/12/2023</u> Date
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Acknowledge receipt of acceptance.

<u> </u> Buyer / Seller	<u> </u> Date	<u> </u> Buyer / Seller	<u> </u> Date
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