

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

APPLICANT INFORMATION:

Name Tyler Brecht (Owner/Agent/Other (Circle One))
Address 7140 S. Sponseller Dr., Shepherd, MI 48883
Phone (989) 763-8886 Fax _____

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 Section _____
Directions to property On the south side of Walton Rd between
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.

 6-20-2024
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.

 6-20-2024
Signature of Applicant Date

File # PVAR 240006
Received by ag

OFFICE USE ONLY
Fee \$3500
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.

248'

E WALTON RD

30-001-00

40-001-04

225' ±

350' ±

10-001-04

10-001-06

10-001-05

10-001-10

10-001-11

20-002-02

10-001-07

REQUESTING
PROPERTY IN
RED TO BE
SEPERATED TO
HAVE HOUSE BUILT by
Family.

PROPERTY ALSO OWNED
By TYLER & HALLIE BRECHT

20-002-07

10-001-16

10-001-15

10-008-10-001-15

X

BRECHT TYLER J & HALLIE JO
1378 E WALTON RD, SHEPHERD

10-001-14

10-004-00

10-001-08

HOUSE THAT
WAS
PREVIOUSLY
ON PROPERTY



HAD
HOUSE
DEMOLISHED
TO BUILD
HOUSE IN
IT'S PLACE



WARRANTY DEED

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

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.

This form is issued under authority of P.A. 415 of 1984. Filing is mandatory.

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	
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		6. Seller's (Transferor) Name Mary A. Sponseller	
		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	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. <u>Transfers</u> 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)	

EXEMPTIONS

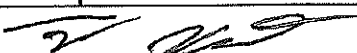
Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members *(see page 2)
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ 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)
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ 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
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stock
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☐ Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name **Tyler Brecht**

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 # Brecht041323 Addendum # 002 Date 07/12/2023

Seller _____

Buyer Tyler and Hallie Brecht

Property 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

Helen Burt 7/12/2023
Buyer / Seller Date

Tyler Brecht 07/12/23 12:27 PM EDT
Buyer / Seller Date
dotloop verified
24E0-1HWGA-WBL-YSCZ

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

Mary G. Sponseller _____
Buyer / Seller Date

Buyer / Seller Date

Acknowledge receipt of acceptance.

Buyer / Seller Date

Buyer / Seller Date