

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

APPLICANT INFORMATION:

Name Kenneth A Jones Jr K&B Jones mgt Co. Owner/Agent/Other (Circle One)
Address 1183 S. Vroman rd MT Pleasant MI
Phone 984-737-3292 Fax _____

PROPERTY OWNER INFORMATION: (if different from applicant)

Name K&B Jones mgt Co
Address 5547 calhoun rd Beaverton MI
Phone _____ Fax _____

PROPERTY INFORMATION:

Address/Location 5965 W. Jordan rd weidman MI
Tax I.D. Number 11-080-00-030-00
Zoning District T15 N Township R5 W Section 22
Directions to property Jordan Rd west to Pine grove

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: _____

Kenneth A Jones Jr 8-1-24
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 of Applicant Date

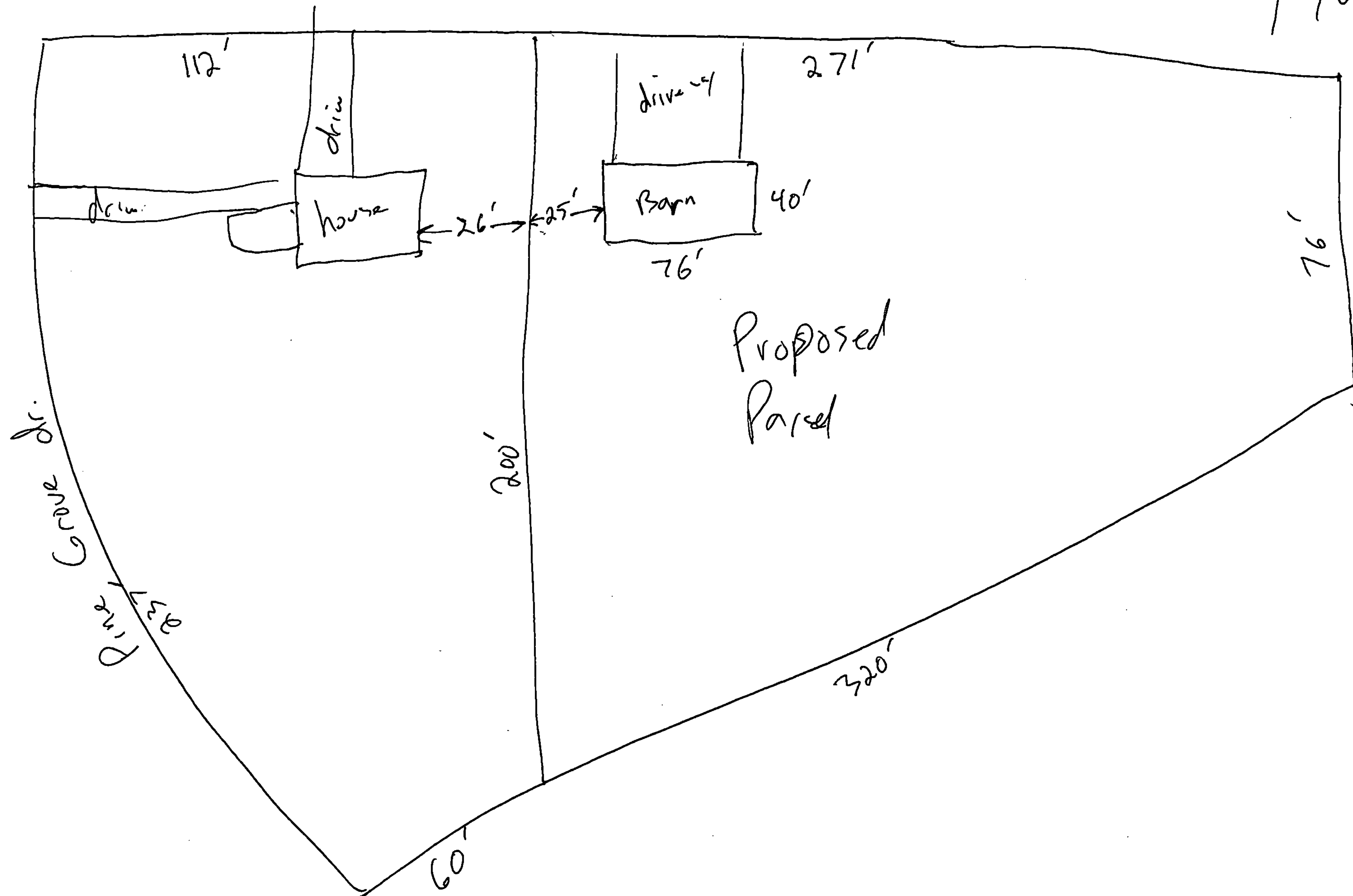
File # PVAR240009
Received by MP

OFFICE USE ONLY
Fee \$350.00
Check Number _____

Date Received 8.2.24
Receipt Number _____

Jordan rd

1 N



#1 This property will already have a barn on it prior to building/renovating.

Typically there may already be a site plan in place before the building of any structures.

#2 There are many buildable lots with barn only.
This one would be no different.

#3 The use of this property will be no different than all others around it.

#4 If the intent of the ordinance was to eliminate buildings without residence on property then this variance will not impair that. The intent is to create another single family structure on the child parcel.

#5 The ability to split this property is not impractical, rather the barn is existing already.

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.

Steven W. Phillips
Treasurer of Isabella County

KK

RECORDING - RECVD: 12/20/2023 01:43:00 PM
Document # 202300039402 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 12/20/2023 01:59 PM
OR LIBER 1904 PAGE 1887

STATE OF
MICHIGAN
Isabella County
12/20/2023
202300039402



REAL ESTATE
TRANSFER TAX
\$246.40 CO
\$1,680.00 ST
TTX# 06186
BW

WARRANTY DEED

The Grantor, Paula M. King NKA Paula M. Chippewa
whose address is 5965 West Jordan Road, Weidman, MI 48893

convey and warrant to K & B Jones Management Co.
whose address is 5547 Calhoun Road, Beaverton, MI 48612

the following described premises situated in the County of Isabella, State of Michigan to wit:

Lots 28 & 29, Pine Grove Subdivision, Nottawa Township, Isabella County, Michigan,
according to the recorded plat thereof as recorded in Liber 9 of Plats, Page 359, Isabella
County Records.

Parcel Address: 11-080-00-035-00
Commonly known as: 5965 West Jordan Road, Weidman, MI 48893

for the sum of TWO HUNDRED TWENTY FOUR THOUSAND AND 00/100 Dollars
(\$224,000.00)

Subject to easements, reservations and restrictions of record.

Date: 12/20/2023

Paula M. King NKA Paula M. Chippewa
Paula M. King NKA Paula M. Chippewa

STATE OF MICHIGAN
COUNTY OF *Isabella*

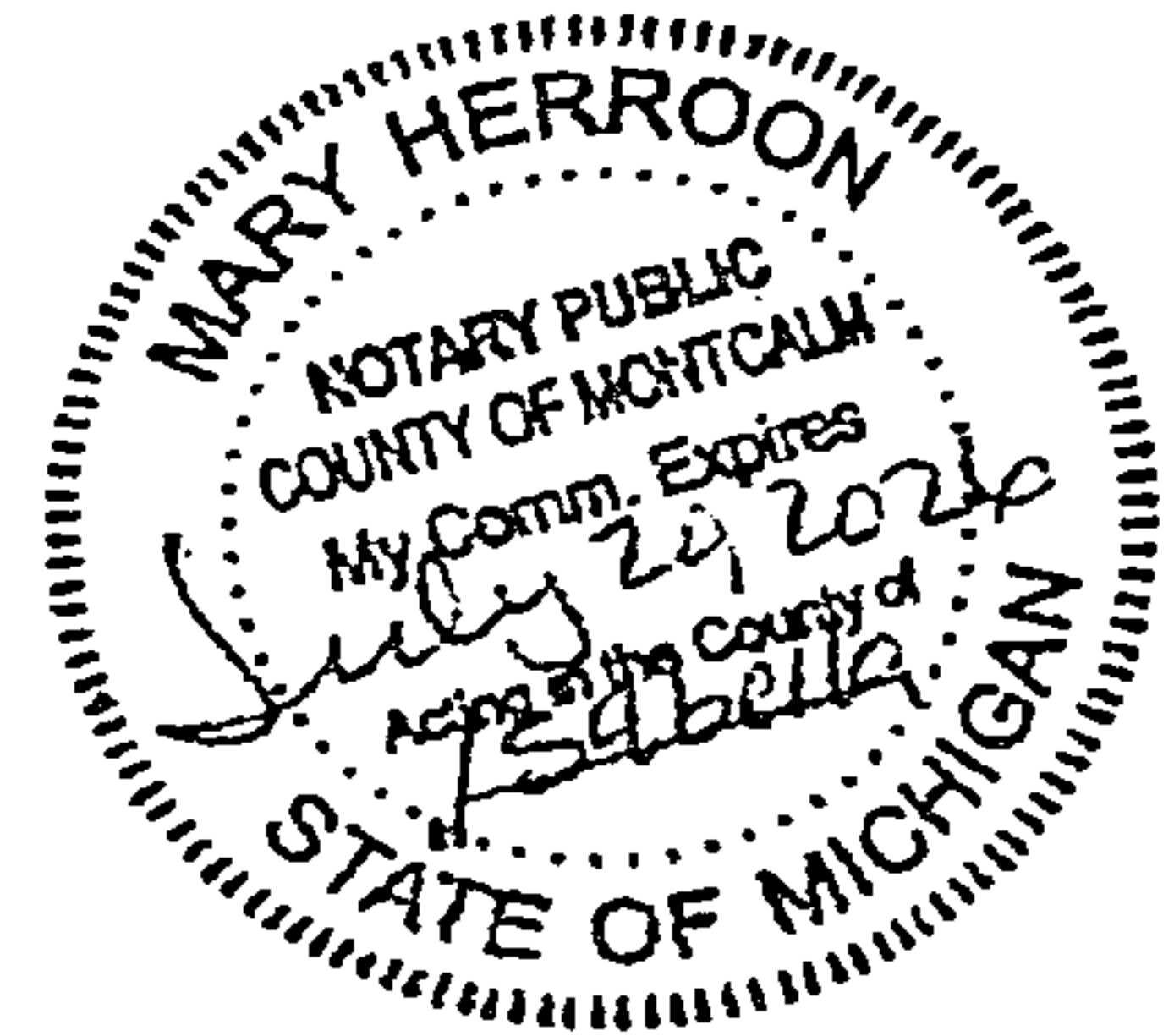
Acknowledged by Paula M. King NKA Paula M. Chippewa before me on December 20, 2023.

Mary Herroon
Notary Public Signature

Mary Herroon
Notary name

Notary public, State of Michigan, COUNTY OF *Montcalm*

My Commission Expires: *July 20, 2026*



Drafted by:

Paula M. King NKA Paula M. Chippewa
5965 West Jordan Road, Weidman, MI 48893

File No. 23-7817

When recorded, return to:

Diversified National Title Agency
500 East Michigan Avenue, Suite 203, Lansing, MI 48912

Owner Name K & B ONES MANAGEMENT

TENTATIVE- DEPENDENT ON ZONING VARIANCE

APPROVAL

Parent Parcel 11-080-00-035-00 1.384 +/-ac 5965 W JORDAN
T15N R5W
LOT 28 & 29 PINE GROVE SUB

145200/145200 401 0

Child Parcel 11-080-00-035-01 .5 +/-AC 5965 W JORDAN
T15N R5W

95800/95800 402 ?

COM AT NW COR LOT 29 PINE GROVE SUB TH E ALOG N LOT LINE 112 FT TH S TO S LOT LINE OF LOT 28
TH W TO W LOT LINE LOT 28 TH ALOG WLY LOT LINE LOTS 28 & 29 TO NW COR LOT 29 AND POB

Child Parcel 11-080-00-035-02 .88 +/-AC W JORDAN

49400/49400 402

0
T15N R5W SEC 22

LOT 28 & 29 PINE GROVE SUB EXC COM AT NW COR LOT 29 PINE GROVE SUB TH E ALOG N LOT LINE 112
FT TH S TO S LOT LINE OF LOT 28 TH W TO W LOT LINE LOT 28 TH ALOG WLY LOT LINE LOTS 28 & 29 TO
NW COR LOT 29 AND POB

Assessment Year 2025

Your request for a land division under the Michigan Land Division Act, 1967 P.A. 288, as amended (the "Act"), has been TENTATIVELY approved, according to the requirements of such law, and based upon the representations contained in your application for a division.

Approval of a division under the Act is not a determination that any of the parcels, which result from the division, comply with any other ordinances or regulations, including but not limited to any applicable zoning ordinances. You should consult with the Township or with an attorney, planner, engineer, surveyor or other professional to ascertain compliance with such matters.

Approval of a division is also not a determination by the Township that any of the representations made in your application are accurate.

This division approval is not a determination that adequate facilities are available for public water and/or sewer, nor a determination that any parcel which results from the division will satisfy any applicable standards for on-site water supply and/or on-site sewage disposal.

The Township and its officers and employees are not liable if a building permit is not issued for any parcel due to the inability of a parcel to be serviced by public water or sewer, nor due to the inability of a parcel to obtain approval for on-site water or sewage disposal.

Descriptions for assessment and tax purposes only, not to be used as legal descriptions.

Dated: 08/01/2024

By **Denise M. Hall**

Land Division Administrator

Revised 01/01/2013