

ISABELLA COUNTY
ZONING BOARD OF APPEALS
Application for Variance

APPLICANT INFORMATION:

Name Scott Recker Owner/Agent/Other (Circle One)
Address 9057 S. Crawford Rd, Shepherd, MI 48883
Phone 989-560-2095 Fax

PROPERTY OWNER INFORMATION: (if different from applicant)

Name Scott Recker
Address 9057 S. Crawford Rd, Shepherd, MI 48883
Phone 989-560-2095 Fax

PROPERTY INFORMATION:

Address/Location 9057 S. Crawford Rd. Shepherd, MI 48883
Tax I.D. Number 10-022-10-002-05
Zoning District _____ Township Lincoln Section 22
Directions to property E pleasant valley Rd left on to S Crawford 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: See attached.

Scott Recker
Signature of Applicant

3/3/2025
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 # PVAR250001
Received by MR

OFFICE USE ONLY
Fee \$350.00
Check Number 1313

Date Received 3-4-25
Receipt Number 15142

I am writing to formally request a zoning variance of 10ft to my neighbor's property line to construct a pole barn on my property located at 9057 S Crawford Rd. The proposed pole barn will be used for storage access and vehicle storage. This proposed location is the most practical for the intended use. The alternate locations on my property are unsuitable due to the terrain and accessibility to the building.

The specific variance I am seeking is a setback reduction from the required 20 feet to 10 feet from my neighbor's property line. The construction will not negatively impact the neighboring property, which is currently used for agricultural farming. My neighbor has expressed no objections to this proposed location.

The design and placement of this building will adhere to all other zoning requirements including the required distance from the road.

Scott Recker
9057 S. Crawford Rd
Shepherd, MI 48883
989 560-9057

Bob Brooks
9107 S Crawford R
Shepherd, MI 48883

Dear Bob,

I hope this letter finds you well. I am writing to seek your permission to build a structure on my property that would be closer to your property line than the current city permitting regulations allow.

The proposed structure is a pole barn, and it would be located approximately 10 feet from our shared property line. I have reviewed the county regulations and understand that this distance is less than the required setback of 20 feet. However, I believe that this adjustment would not negatively impact your property or your enjoyment of it.

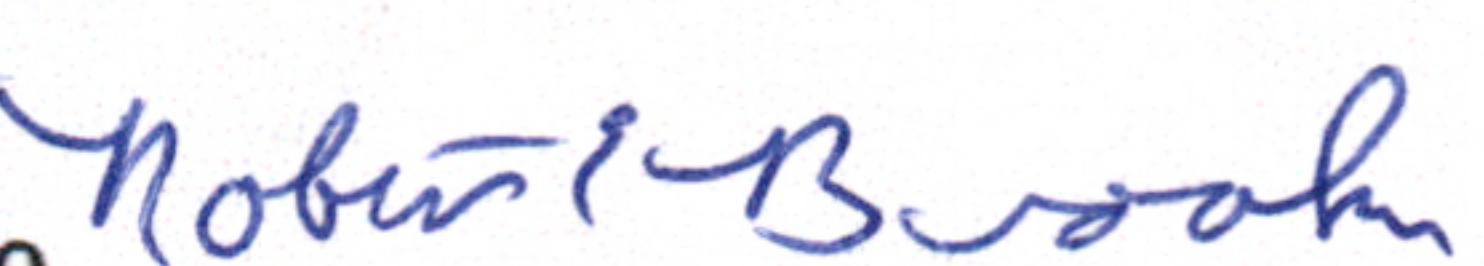
I want to assure you that I will take all necessary measures to ensure that the construction is done professionally and with minimal disruption. Additionally, I am open to discussing any concerns you may have and finding a solution that works for both of us.


Your written consent is required for me to proceed with the necessary permit applications. If you are agreeable to this request, please sign this consent form and return it to me at your earliest convenience.

Thank you for considering my request. I value our good neighborly relationship and appreciate your understanding and cooperation.

Sincerely,
Scott Recker

I, Bob Brooks, hereby grant permission for the proposed structure to be placed 10 feet from our shared property line, thereby allowing for the 10-foot variance required by the county permit regulations.

Signature  Date 3-3-2025



CRAWFORD ROAD

66' ROW

330.00'

WEST SECTION LINE

83.0'

50.0'

STANDARD SETBACK LINE

33' ROW LINE

EX. ASPHALT DRIVEWAY

EXISTING HOME

0

10

20

30

40

SCALE: 1" = 20

N

PROPERTY LINE (TYP)

NOTE:

THIS IS A CORNER LOT IN THE SOUTHEAST QUADRANT OF THE
INTERSECTION OF CRAWFORD ROAD AND PLEASANT VALLEY ROAD.

330.00'

85'

139.1'

STANDARD SETBACK LINE

PROPOSED POLE BUILDING
HEIGHT = 15'

PROPOSED VARIANCE DISTANCE

9.0'

40.0'

264.00'

30.0'

10'

20.0'

PROPERTY LINE (TYP)

ZONING INFORMATION:

ZONED AG-1 – RESTRICTED AGRICULTURAL

Min. Total Side Yard (ft) 40

Min. Least One Side Yard (ft) 20

Min. Rear Yard (ft) 35

Max. Height (ft) 35(D)

LEGAL DESCRIPTION:

Township of Lincoln, County of Isabella, State of Michigan, more particularly described as:

A parcel of land Commencing at the NW corner of Section 22, Township 13 North, Range 4 West; thence North 89°54' East, 264 feet; thence South 330 feet, thence South 89°54' West, 264 feet; thence North 330 feet to the point of beginning, Lincoln Township, Isabella County, Michigan. Tax Parcel No.: 10-022-10-002-05

SCALE:
1" = 20'

C1

SCOTT RECKER
9057 SOUTH CRAWFORD
SHEPHERD, MI 48833

SchaFour
SURVEYING & ENGINEERING
1750 Plainfield Road | Mt. Pleasant, MI 48855

DATE: 3-17-25