

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

**APPLICANT INFORMATION:**

Name Larry J. Cotter II Owner/Agent/Other (Circle One)  
Address 6683 N. Meridian Rd Rosebush MI 48878  
Phone 989-506-2195 Fax \_\_\_\_\_

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

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

**PROPERTY INFORMATION:**

Address/Location 6683 N. Meridian Rd Rosebush MI 48878  
Tax I.D. Number 08-036-20-602-00  
Zoning District Isabella Township Gilmore Section 036  
Directions to property North on mission Rd to vernon then west to  
Meridian Rd go north 1/2 mile property on west side of 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: The request is for the variance to remove old garage in poor condition  
and replace with new construction with more sq. FT and need property variance

Larry Cotter II 6-1-25  
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.

Larry Cotter II 6-1-25  
Signature of Applicant Date

File # VAR-05-03  
Received by RD

OFFICE USE ONLY  
Fee \$350.00  
Check Number CC

Date Received 6-2-25  
Receipt Number 670930  
15619

West Property line

South

North

4 FT

36'

50'

New  
Garage  
Construction

8 FT

15 FT

28 FT

Septic Tank

Propane Tank

82 FT

Drain Field

current House

Back Porch

Front Porch

Well

Birch

Birch

lilac Bush



Road line

Meridian Road

Larry J. Cotter II  
Paula J. Curtis-Cotter  
6683 N. Meridian Rd  
Rosebush, MI 48878  
989-506-2195

Isabella County Zoning Board  
Of Appeals  
200 N. Main Street  
Mt. Pleasant, MI 48858

7/1/2025

To whom it may concern,

- 1) We are applying for a non-use variance with the zoning board to be able to construct a larger garage on parcel: 08-036-20-002-00 in Gilmore Township. We live in a farm agricultural area on an exceptionally small piece of property being less than a half-acre surrounded by open farm land. With our current land circumstances it will be difficult to rebuild a garage large enough for two cars and a lawn mower without moving into the 20 foot easement.
- 2) The front of our house is already 88 foot from the center of the road and on the north side of the house there are two mature birch trees and a lilac bush that we would have to remove. We may have the same variance concerns as the south side. The drain field is located in the north-west corner of the property. So the only good location for the garage to be located remains on the south side where the existing garage is located.
- 3) There are no close neighbors to the south and no neighbors to the north of our property that would be affected by building a larger garage. The owners of the farm property support our plan to remove the old garage and build a new larger structure. The removal of the old structure and construction of the building will not negatively affect the neighborhood or properties.
- 4) The variance will not be materially impaired. The structure will be built the stated size in the stated location and not extending over any easements or property lines.
- 5) We purchased our home in the 1995 with the house and garage in the current locations. The current garage is structurally failing, built in the last 1960's. It sits below water grade and when it rains, it fills with approximately 4-6" of water. The height of the ceiling is around 7' tall and there is barely enough room for the garage door to open without interference. The cement is

cracked and allows varmint's to enter, the cement is uneven, and sits on a floating slab with a one coarse of cement blocks that are separating. The south eve of the garage has had some water rot and the ridge of the garage is saddling.


Sincerely,

Larry J. Cotter, II

A handwritten signature in black ink, appearing to read "Larry J. Cotter, II". The signature is fluid and cursive, with a double underline at the end.

And

Paula J. Curtis-Cotter

A handwritten signature in black ink, appearing to read "Paula J. Curtis-Cotter". The signature is fluid and cursive, with a double underline at the end.



Marilee K. Schumacher 5.28.25  
Marilee K. Schumacher DATE  
Co-trustee of the Dale M & Marilee K Schumacher Trust

James Strauss  
Aleasa Kailing  
N. Meridian Rd  
Rosebush, MI 48878

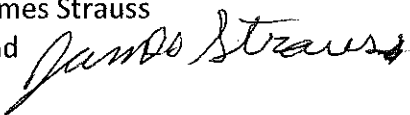
Isabella County Zoning Board  
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200 N. Main Street  
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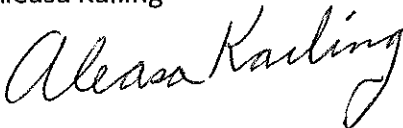
June 1, 2025

To whom it may concern

I, Jim Strauss and I, Aleasa Kailing have no concerns with the property variances that Larry and Paula Cotter are requesting to reconstruct a new garage across the road from our home.

Sincerely,

James Strauss  
and 

Aleasa Kailing  


The Grantor(s) James J. Reihl and Brandy D. Reihl, formerly known as Brandy D. Bice, husband and wife, 6615 N Meridian Road, Rosebush, MI 48878,

convey(s) and warrant(s) to Larry J. Cotter, II, and Paula J. Cotter, husband and wife,

whose address is 2068 1/2 N Winn Road, Mt Pleasant, MI 48858,

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

Commencing 910 feet North of the East 1/4 corner of Section 36, T16N, R5W, thence West 165 feet, North 130 feet, East 165 feet, South 130 feet to the point of beginning.

for the sum of Thirty-five Thousand Five Hundred Dollars (\$35,500.00)

subject to easements and building and use restrictions of record ~~XXXXXXXXXXXXXX~~.

Dated this 5th day of June, 19 95

Signed in presence of:

Signed by:

\* Cindy G. Holt

\* James J. Reihl

\* John G. Benford

\* Brandy D. Reihl, f/k/a  
Brandy D. Bice



MICHIGAN REAL ESTATE TRANSFER TAX

DEPT of TAXATION \$ 305.30

ISABELLA COUNTY, MI

034981 6 JUN 1995 \$ 39.05 C

00007057 \$ 266.25 S

STATE OF MICHIGAN, }  
COUNTY OF Isabella } SS.

The foregoing instrument was acknowledged before me this 5th day of June, 19 95, by James J. Reihl and Brandy D. Reihl, formerly known as Brandy D. Bice, husband and wife.

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 written instrument, and that all taxes are paid as shown by the records of this office for five years.

Treasurer of Isabella County

\* John G. Benford  
Notary Public, Isabella County,  
Michigan

My commission expires: December 3, 1995

County Treasurer's Certificate

City Treasurer's Certificate

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

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South 130 feet to the point of beginning.

for the sum of **Thirty-five Thousand Five Hundred Dollars (\$35,500.00)**

subject to easements and building and use restrictions of record ~~XXXXXXXXXXXX~~.

Dated this **5th** day of **June**, 19 **95**

Signed in presence of:

\* **Cindy G. Holt**

\* **John G. Benford**

Signed by:

\* **James J. Reihl**

\* **Brandy D. Reihl, f/k/a**  
**Brandy D. Bice**



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described in the written instrument, and that all  
taxes are paid as shown by the records of this  
office for five years.

**Steven W. Rollins**  
Treasurer of Isabella County

\* **John G. Benford**

Notary Public,  
Michigan

**Isabella**

County.

My commission expires: **December 3, 1995**

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To:

(Name)

(Street Address)

(City and State)

Send Subsequent Tax Bills To:

**Larry J. Cotter, II**  
**Paula J. Cotter**  
**6615 N Meridian Road**  
**Rosebush, MI 48878**

Drafted By:

**James T. Stein, Attorney**

Business Address:

**117 S University**  
**Mt Pleasant, MI 48858**  
**(517) 772-4894**

Tax Parcel #

Recording Fee

Transfer Tax

\* TYPE OR PRINT NAMES UNDER SIGNATURES.