

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

APPLICANT INFORMATION:

Name Trina Klassa (Owner)/Agent/Other

Address 44530 Thornton Ln, Novi MI 48375

Phone (248) 986-5802 Email Address: tsklassa@gmail.com (mkklassa@gmail.com alt.)

PROPERTY OWNER INFORMATION: (if different from applicant)

(SAME AS APPLICANT)

PROPERTY INFORMATION:

Address/Location 942 Carroll Dr, Clare, MI 48617

Tax I.D. Number 15-019-20-005-00

Zoning District : Lakes Area Residential Township: Vernon Section: 19 Directions to property:

COM AT 1/16 POST ON E SIDE OF NE 1/4 OF SE 1/4 RUN TH S 88 1/2D W 394 FT N 39D W 200 FT N 70 1/4D E 150 FT S 33 1/2D E 150 FT N 88 1/2D E 300 FT S 1 1/2D W 82.4 FT TO POB (PER DEED 2016 1721-523 DESCRIPTION ALSO DESCRIBED AS PARCELS 1 THROUGH 5 OF SURVEY RECORDED ON LIBER 001 PAGE 595-596) AND PARCEL 12: A PARCEL OF LAND BEING A PART OF THE E 1/2 OF SEC 19 T16N R4W VERNON TWP ISABELLA COUNTY DESC AS COM AT E 1/4 COR OF SEC TH S00D 57M 05S W 391.70 FT ALONG E SEC LINE TH N 89D 30M 12S W 253.03 FT TO POB TH S00D 55M 18S W 100.07 FT TO N'ERLY LINE OF OUTER DR (CURRENTLY CARROL DR) TH N 89D 41M 30S W 11.73 FT TH N 34D 00M 15S W 121.47 FT TO S 89D 30M 12S E 81.28 FT TO POB BEING .11 AC M/L (PARCEL 12 OF SURVEY RECORDED ON LIBER 005 PAGE 425-436).

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 (see above).

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 "Exhibit 1 - Variance Application Statement"

TSKlassa 6/11/25

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.

TSKlassa 6/11/25

Signature of Applicant

Date

OFFICE USE ONLY

File # PA2250004 Fee \$350.00 Date Received 6-16-25 Received by AS Check Number 3800 Receipt Number 15707

Figure 1 - Current Property GIS Map



Figure 2 - Proposed Parcel Split

In this proposal, Parcel 1 (shown in orange) would retain the house, garage, and one cabin, and would have approximately 32,376 sq ft. Parcel 2 (colored yellow) would have three

cabins and the empty property across the street for approximately 17,222 sq ft + 4796 sq ft = 22,018 sq ft.

After speaking with Planning / Zoning Administrators from Isabella County, we understand that there are multiple requirements to execute such a parcel split, including:

- Each parcel must have 80 feet of street access, which they do with this proposal
- Each parcel must have at least 15,000 sq ft minimum, which they do with this proposal
- Any new property line is required to be a minimum of 10 feet from the closest point of any building or structure, which this proposal does not meet and which is the reason for this variance request.

As described in Figure 3 - Distance Between Existing Structures, shows the existing permanent and semi-permanent structures on the property and the distance between them.



1 – View of the 2 structures between which the proposed parcel split would be



2 – Closer view of the two cabins, showing tape measure on the ground with 19 feet 9 inches between the structures. Counting the overhang from the roof the distance between the structures is 17 feet 7 inches



3 – There is a deck behind the cabin that is proposed to remain on “Parcel 1”. The distance between the deck and the cabin that is proposed to remain on “Parcel 2” is 13 feet 7 inches

Figure 3 - Distance Between Existing Structures

As shown in Figure 4 - Measurements of proposed property line distances, the proposal is to draw the new parcel division line parallel to and exactly halfway between the two existing structures from the road all the way to the water. That said, we are willing to accept any judgement requested by the Zoning Board that would allow this parcel split to occur. With the proposed split, the minimum distance between the structure and the property line is 9.875 feet, and the minimum distance between the existing semi-permanent structure of the deck and the proposed property division line is 3.6 feet.



1 – Proposed Parcel division line falls directly between and parallel to the existing cabin structures



2 – The distance between the base of the main structures and the proposed parcel division line is 9.875 feet



3 – The distance between the proposed parcel division line and other existing deck and storage bin structures are 6.3 feet and 7.5 feet, respectively.

Figure 4 - Measurements of proposed property line distances

Section 14.04 Variance Request Response

We respectfully request a non-use variance to allow for a reduced building separation of **6.3 feet and 9.8 feet**, in lieu of the **10 feet** required by zoning regulations, in order to split an existing property between two long-standing structures into two separate parcels. The following outlines the basis for this request in accordance with Section 14.04(C) of the Zoning Ordinance:

1. Exceptional or Extraordinary Circumstances (Section 14.04(C)(1))

The subject property contains **two existing principal structures** that were built ~60 years ago and have long contributed to the character and visual continuity of the surrounding neighborhood. The **layout, placement, and dimensions** of these buildings reflect development patterns that predate current zoning requirements. The **extraordinary circumstance** here is the presence of **two established structures** on a single parcel, with a **physical configuration that cannot feasibly comply with the 10-foot separation rule** without demolishing one of the buildings — a solution that is neither economically viable nor in the community's interest.

This condition **does not generally apply to other properties** in the district, which are typically developed with only one principal structure and conforming setbacks.

2. Preservation of Substantial Property Rights (Section 14.04(C)(2))

Without the requested variance, the applicant is unable to lawfully split the parcel and convey ownership of one of the existing buildings — a property right commonly available to other similarly situated properties in the zoning district. Approval of this variance is **necessary to preserve the applicant's ability to equitably and functionally utilize the property**, especially given the financial impracticality of single-party ownership for the entire parcel. A buyer has already been identified and is amenable to the 9.875-foot separation, further supporting the practicality and fairness of granting this request.

3. No Detriment to Adjacent Property or Neighborhood (Section 14.04(C)(3))

The variance will **not be detrimental to adjacent properties** or to the surrounding neighborhood. The buildings have been present and occupied for decades without incident or complaint, and the change in ownership will **not result in any physical changes to the site** that alter its appearance, use, or character. The 9.875-foot building separation already exists and has proven to be **non-intrusive** to nearby properties.

4. No Impairment of Ordinance Intent (Section 14.04(C)(4))

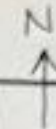
The **intent of the 20-foot separation requirement** is to promote safety, privacy, and orderly development. In this case, the **existing 9.875-foot separation has functioned adequately** for many years and will **remain unchanged**. Granting the variance will **preserve existing structures and neighborhood character**, and will not undermine the general purpose of the zoning ordinance.

5. Difficulty Not Created by the Applicant (Section 14.04(C)(5))

The practical difficulty necessitating this variance is **not self-created**. The applicant did not construct the buildings or arrange their spacing; these conditions have existed for many years prior to the current ownership. The need for a variance arises solely from **historical development patterns** and **modern zoning requirements**, not from any action taken by the applicant.

Conclusion:

This request represents a **reasonable accommodation** to align historical site conditions with present-day zoning requirements. It enables practical and fair use of the property while maintaining community character and protecting adjacent property owners. We respectfully request approval of the variance as it meets all five criteria under Section 14.04(C).



PROPOSED PROPERTY LINE

County of Isabella

COTTAGE A WOULD BE
9.8 ft from PROPERTY LINE

COTTAGE B WOULD BE
6.3 ft from PROPERTY LINE

Map Publication:
06/25/2025 10:08 AM

THANK YOU, TRINH



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FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.



Image 1 – Aerial View with proposed property line



Image 2 – Structures (without aerial view) with proposed property line

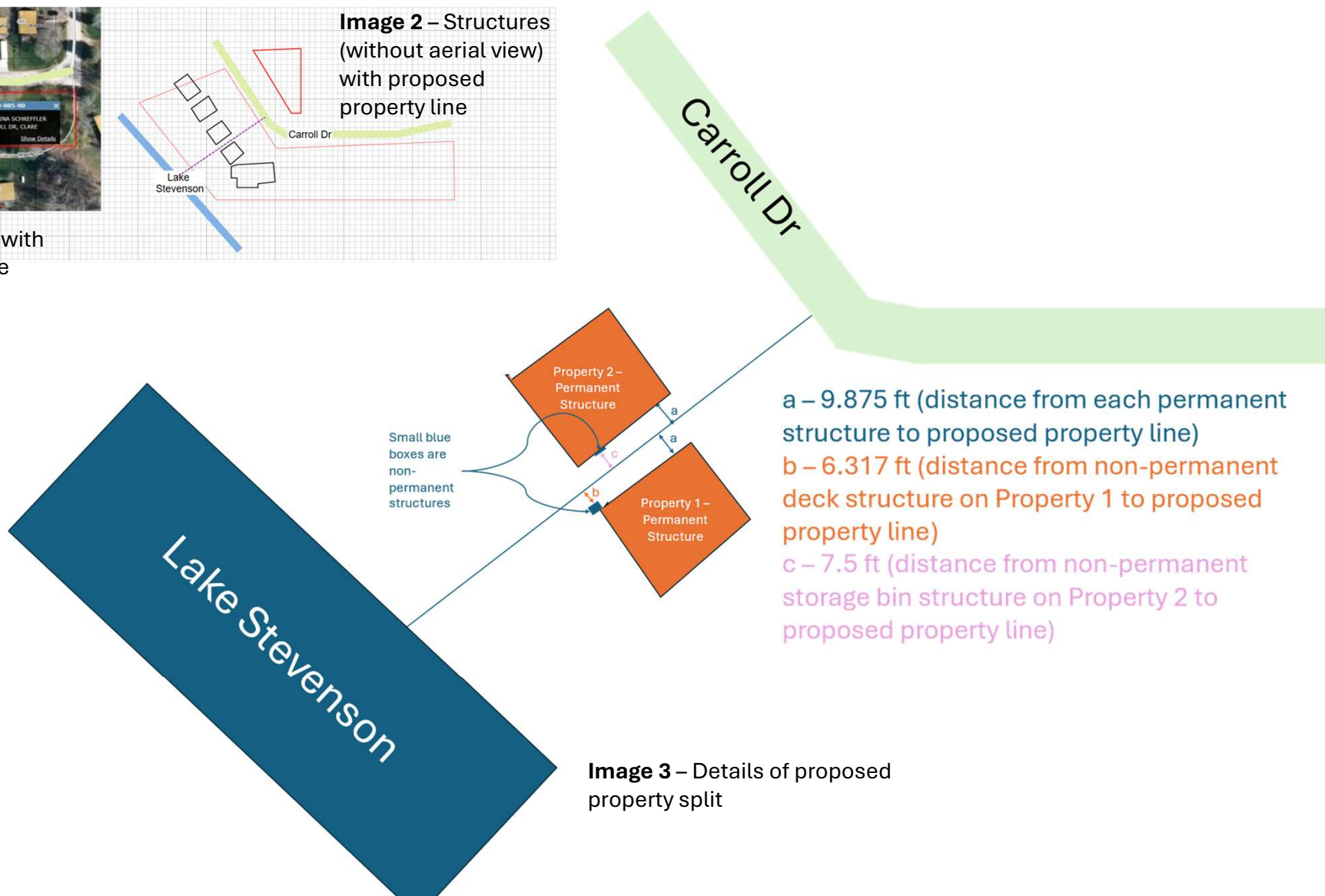


Image 3 – Details of proposed property split



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Isabella Register of Deeds



Karen Jackson

Digitally signed by: Karen R. Jackson
Date: Jun 12, 2025 09:57 AM -04:00

Document # 202300033610 QUIT C DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 04/10/2023 10:20 AM
OR LIBER 1900 PAGE 1936

Quitclaim Deed

KNOW ALL PERSONS BY THESE PRESENTS THAT:

MICHAEL KENNETH KLASSA, of 44530 Thornton Ln, Novi, MI 48375, USA, (the "Grantor"), conveys, as well as quitclaims, unto TRINA SCHREFFLER KLASSA, of 44530 Thornton Ln, Novi, MI 48375, USA, (the "Grantee") as the sole tenant, the following described premises situated in the County of Isabella and State of Michigan:

COM AT 1/16 POST ON E SIDE OF NE 1/4 OF SE 1/4 RUN TH S 88 1/2 D W 394 FT
N 39 D W 200 FT N 70 1/4 D E 150 FT S 33 1/2 D E 150 FT N 88 1/2 D E 300 FT S 1
1/2 D W 82.4 FT TO POB.

- EXHIBIT A - (MK)

This deed conveys all the right, title, interest and claim which the Grantor has in and to the described parcel of land, subject to any and all easements and building and use restriction of record, for the sum of \$ 1.00, the receipt of which is hereby acknowledged. The Grantor declares the property transfer is exempt from tax pursuant to MCL 207.526(6)(a) and MCL 207.505(5)(a).

Dated this 10th day of APRIL, 2023.

Signed in the presence of:

[Signature]
MICHAEL KENNETH KLASSA



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Karen R. Jackson

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Quitclaim Deed

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Grantor Acknowledgement

STATE OF MICHIGAN

COUNTY OF Clare

I Pamela G. Staten, a Notary Public in and for said County and State, do hereby certify that on this 10th day of April, 2023, before me appeared MICHAEL KENNETH KLASSA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and being by me duly sworn, acknowledged to me that as a free and voluntary act and deed, the Grantor executed said instrument, for the uses and purposes set forth within this Quitclaim Deed.

Pamela G. Staten
Notary Public, the State of Michigan

PAMELA G. STATEN
Notary Public, Clare County, MI
My Commission Expires 10/7/2026
Acting in the county of Clare

My commission expires: 10-7-2026

Acting in the County of Clare.



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Quitclaim Deed

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When Recorded Return to: TRINA SCHREFFLER KLASSA, 44530 Thornton Ln, Novi, MI 48375, USA	Send Subsequent Tax Bills to: TRINA SCHREFFLER KLASSA, 44530 Thornton Ln, Novi, MI 48375, USA	Drafted by: MICHAEL KENNETH KLASSA, 44530 Thornton Ln, Novi, MI 48375, USA
Tax Parcel #: 15-019-20-005-00	Recording Fee: \$ _____	Transfer Tax: \$ _____



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Instrument 20160000541 OR 1721 1721 1721

- EXHIBIT A -

Legal Description Isabella Bank to Klassa

A parcel of land beginning at the 1/16th corner on the East side of the Northeast ¼ of the Southeast ¼ of Section 19, T16N, R4W; thence South 88.5° West, 394 feet; thence North 39° West, 200 feet; thence North 70.25° East, 150 feet; thence South 33.5° East, 150 feet; thence North 88.5° East, 300 feet; thence South 1.5° West, 82.4 feet to the Point of Beginning; Vernon Township, Isabella County Michigan; ALSO DESCRIBED AS (Parcels 1 through 5):

Parcel 1: Commencing at a point on the East line of Section 19, which is South 01° 30' 00" West, 3198.85 feet from the Northeast corner of Section 19; T16N, R4W, Vernon Township, Isabella County, Michigan; thence continuing South 01° 30' 00" West along the East line of said Section, 82.4 feet; thence North 89° 00' 00" West, 150.00 feet; thence North 01° 30' 14" East, 81.83 feet; thence South 89° 13' 00" East, 150.00 feet to the Point of Beginning; AND

Parcel 2: Commencing at a point which is South 01° 30' 00" West, along the East line of Section 19, 3198.85 feet and North 89° 13' 00" West, 150.00 feet from the Northeast corner of Section 19, T16N, R4W, Vernon Township, Isabella County, Michigan; thence South 01° 30' 14" West 81.83 feet; thence North 89° 00' 00" West, 239.26 feet; thence North 40° 57' 14" West, 50.00 feet; thence North 55° 53' 47" East, 126.71 feet; thence South 33° 21' 00" East 35.00 feet; thence South 89° 13' 00" East, 150.00 feet to the Point of Beginning; AND

Parcel 3: Commencing at a point which is South 01° 30' 00" West, along the East line of Section 19, 3198.85 feet; thence North 89° 13' 00" West, 300.00; thence North 33° 21' 00" West, 35.00 feet from the Northeast corner of Section 19, T16N, R4W, Vernon Township, Isabella County, Michigan; thence South 55° 53' 47" West, 126.71 feet; thence North 40° 57' 14" West, 50.00 feet; thence North 63° 01' 30" East, 134.14 feet; thence South 33° 21' 00" East, 33.00 feet to the Point of Beginning; AND

Parcel 4: Commencing at a point which is South 01° 30' 00" West, along the East line of Section 19, 3198.85 feet; thence North 89° 13' 00" West, 300.00; thence North 33° 21' 00" West, 68.00 feet from the Northeast corner of Section 19, T16N, R4W, Vernon Township, Isabella County, Michigan; thence South 63° 01' 30" West, 134.14 feet; thence North 40° 57' 14" West, 50.00 feet; thence North 67° 21' 22" East, 142.41 feet; thence South 33° 21' 00" East, 38.00 feet to the Point of Beginning; AND

Parcel 5: Commencing at a point which is South 01° 30' 00" West, along the East line of Section 19, 3198.85 feet; thence North 89° 13' 00" West, 300.00; thence North 33° 21' 00" West, 106.00 feet from the Northeast corner of Section 19, T16N, R4W, Vernon Township, Isabella County, Michigan; thence South 67° 21' 22" West, 142.41 feet; thence North 40° 57' 14" West, 50.00 feet; thence North 68° 58' 26" East, 150.00 feet; thence South 33° 21' 00" East, 44.00 feet to the Point of Beginning.

AND



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Instrument	LIBER	PAGE
201600000541 OR	1721	526

Parcel 12: A parcel of land being a part of the East ¼ of Section 19, T16N, R4W, Vernon Township, Isabella County, Michigan, described as: Commencing at the East ¼ corner of said Section 19; thence South 00° 57' 05" West, 391.70 feet along the East line of said Section 19; thence North 89° 30' 12" West, 253.03 feet to the Point of Beginning; thence South 00° 55' 18" West, 100.07 feet to the Northerly line of Outer Drive (currently Carroll Drive); thence North 89° 41' 30" West, 11.73 feet along the Northerly line of Outer Drive (currently Carroll Drive); thence North 34° 00' 15" West, 121.47 feet along the Northerly line of Outer Drive (currently Carroll Drive); thence South 89° 30' 12" East, 81.28 feet to the Point of Beginning.

NOTE: Parcels 1-5 as per survey recorded in Liber 001, Pages 595-596, Isabella County, Michigan, Public Records.