

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

APPLICANT INFORMATION:

Name PAUL & DARSHA COLE Owner/Agent/Other (Circle One)
Address 5500 WEST DIANE STREET WEIDMAN MI. 48893
Phone 989-560-5936 Email Address paulcole57@gmail

PROPERTY OWNER INFORMATION: (if different from applicant)

Name PAUL & DARSHA COLE
Address 6121 SOUTH MISSION STREET MT. PLEASANT, MI. 48858
Phone 989-560-5936 Email Address paulcole57@gmail

PROPERTY INFORMATION:

Address/Location WEST JORDEN ROAD
Tax I.D. Number 11-091-00-009-00105^{AS}
Zoning District LAKE AREA RESIDENTIAL Township NORTWA Nottawa Section T15NR5W
Directions to property WEST JORDEN ROAD NORTH TO JERRY STREET ON RIGHT SIDE
OF JERRY AND CORNER LOT OF JERRY AND JORDEN STREETS

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: REQUESTING APPROVAL TO CONTRUCT A GARAGE AS SHOWN ON THE SITE
PLAN THAT MEETS ALL ZONING RULES AND REGULATIONS OF THE TOWNSHIPS

* See attached documents

Paul Cole
Signature of Applicant

1/12/2026
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.

Paul Cole
Signature of Applicant

1/12/26
Date

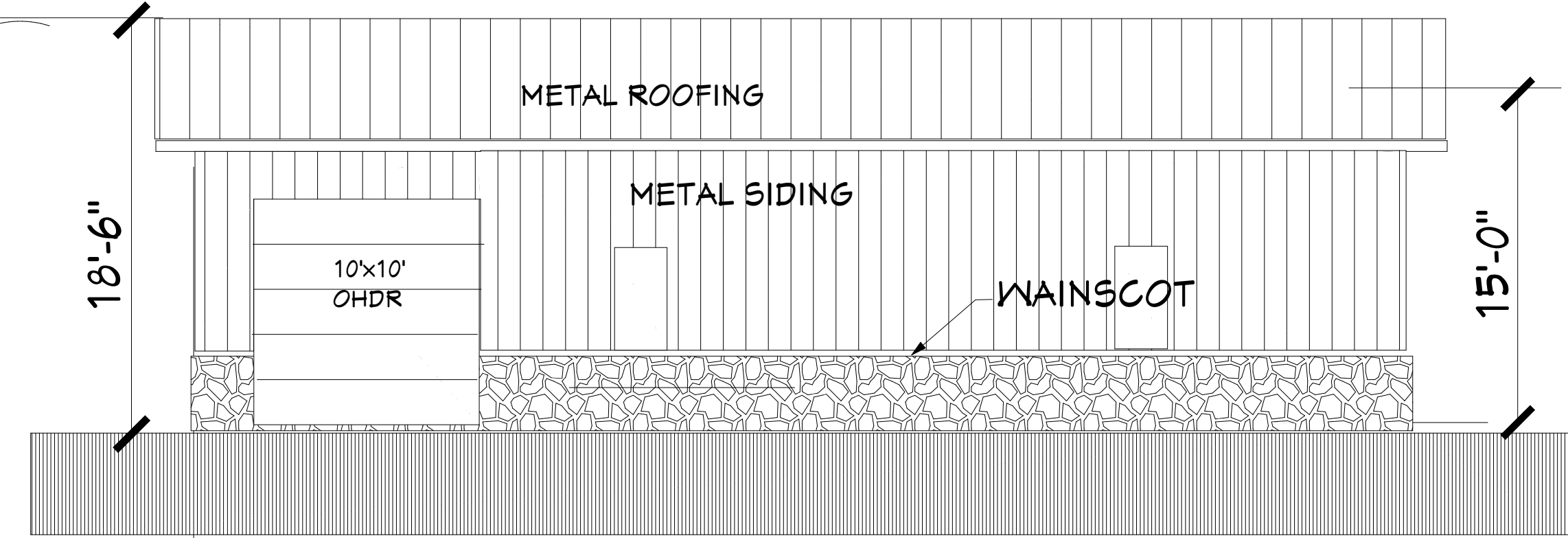
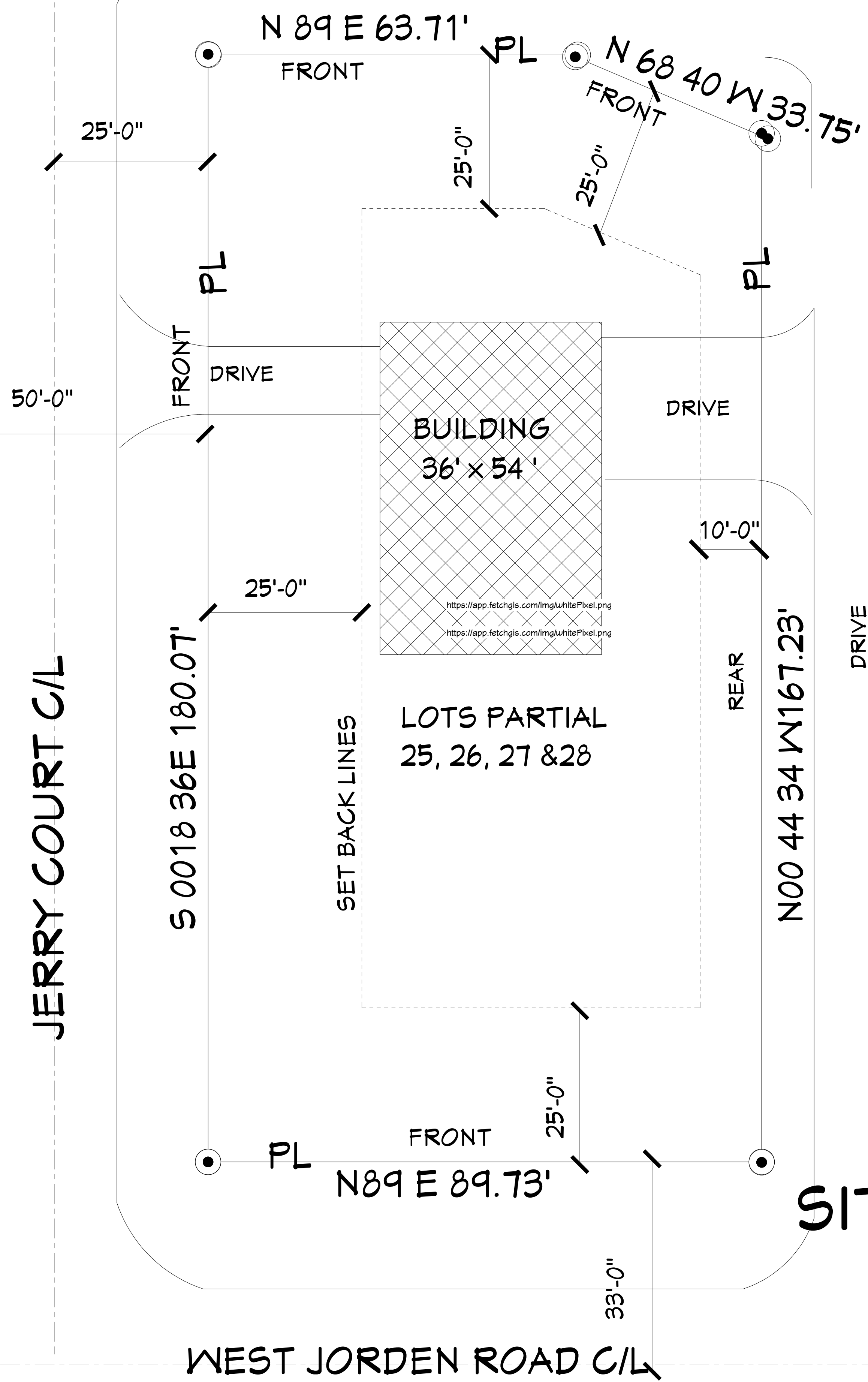
File # 212126-01
Received by AS

OFFICE USE ONLY
Fee \$350.00
Check Number 9321163

Date Received 1-14-26
Receipt Number 11871

SOUTH SIDE DRIVE

DIANE STREET



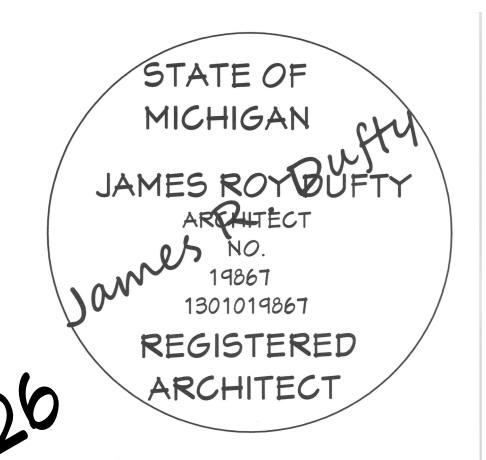
WEST SIDE ELEVATION

PROPERTY DESCRIPTION

T15N R5W SEC SOUTH COLDWATER BEACH LOTS 25, 26, AND W 30 FT OF LOT 27 AND W 30 FT OF LOT 28.....SPLIT FOR 2022 FROM 11-091-00-008-00 & 11-091-00-009-01 INTO 11-091-00-008-01 & 11-091-00-009-05

PL = PROPERTY LINES

SITE PLAN



JANUARY 12, 2026

PAUL L. COLE POLE STRUCTURE
 WEST JORDEN ROAD
 WEIDMAN, MICHIGAN 48893

JAMES R. DUFFTY ARCHITECT P.C.
 1040 CIRCLE DRIVE
 LAKE ISABELLA, MICHIGAN 48893

Nature of the Variance request.

We purchased this extra property in April 2021 after purchasing the cottage. The expectation was to eventually make this our primary residence. We've lived at our current residence for over 37 years on 6 acres, 3 car garage with storage in the top, a large pole barn to house many of our household items, pontoon, boat, jet ski's, ATV's, snowmobiles and trailers. I also have room for a wood shop and area to maintain my vehicles.

Our goal is to build an adequate size structure that is similar and consistent with surrounding neighbors in size and location, while being esthetically pleasing to the neighborhood. Two structures that have been built in the past 2 years in our area, (as pictured) 40 x 60' 5500 Lakeshore Dr and 40 x 45 4983 W. Jordan Rd Weidman. Our proposed structure will be 36' x 54' and have a pull through access for a large pontoon. This will give us enough room for our vehicles and household items that can't be kept in the house due to lack of space. This will also let me maintain my work space that means a lot to me in my retirement years.

1. Exceptional and/or extraordinary circumstances or conditions applying to the property.

There is no building structure currently on this property. The structure on the property the house sits on is inadequate for our needs as a primary residence.

2. The variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity.

Strict compliance with the standard ordinance would prevent us from using and enjoying our property as other neighboring residential properties which allow for year around use. Without this variance we would have to store valuable equipment outside which would defeat the purpose of having an aesthetically pleasing look to the neighborhood.

3. The variance will not be detrimental to the adjacent property and the surrounding neighborhood.

Granting this variance will not be detrimental to the adjacent property owners and Surrounding neighborhood. Currently this property is a vacant hill with no structures present. Fun fact: this property was the site of the Coldwater Lake Inn therefore the neighbors are very familiar with a building being present at this site. We have discussed Our plans with our adjoining neighbors and they have no objections. This building will not obstruct any neighboring view of the lake.

4. This variance will not materially impair the intent and purpose of this Ordinance or the provision from which the variance is requested.

Granting this variance will not materially impair the intent and purpose of this Ordinance or the provision from which the variance is requested. This variance request meets the

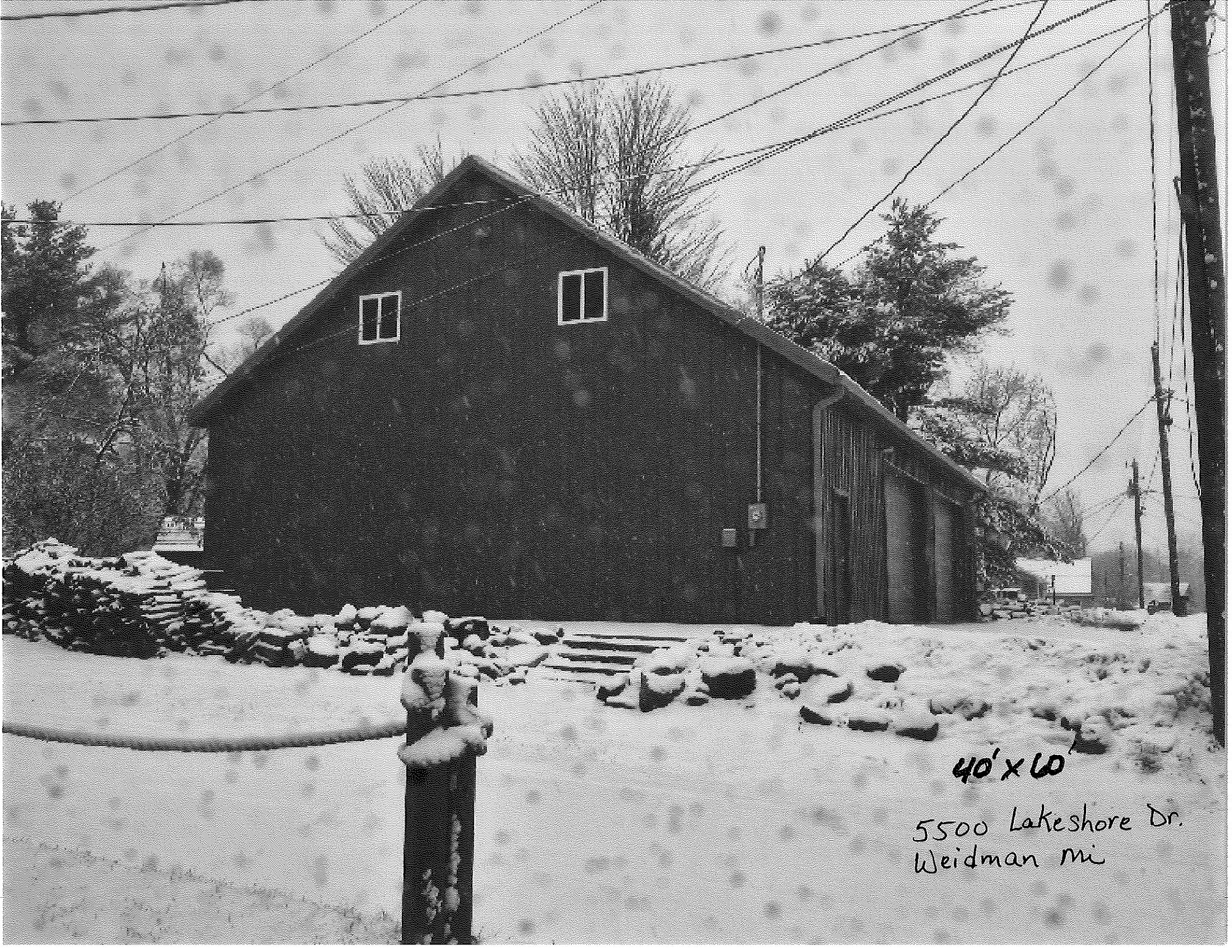
guidelines which allow the Zoning Board of Appeals to depart from the literal application of the Zoning Ordinance because of a practical difficulty due to size being inadequate for our needs as a primary/permanent residence.

5. The immediate practical difficulty causing the need for the variance request was not created by the applicant.

We did not create the need for this building. There is currently no structure on this property therefore if we are to make this property our primary year around residence and maintain much of our current lifestyle, a building of this size is needed.



4983 W. Jordan
40' x 45'



40' x 60'

5500 Lakeshore Dr.
Weidman mi

RECEIVED: 05/17/2021 01:10 PM
ISABELLA REGISTER OF DEEDS

Document # 202100014567 WARR DEED
Isabella County, Michigan
Karen Jackson, Register of Deeds
Recorded: 05/17/2021 01:22 PM
OR LIBER 1887 PAGE 3023

STATE OF
M MICHIGAN
Isabella County
05/17/2021
202100014567



REAL ESTATE
TRANSFER TAX
\$85.25 CO
\$581.25 ST
TTX# 02604
TS

WARRANTY DEED

File No.: 455608

KNOW ALL MEN BY THESE PRESENTS: That Paul A. Stickler and Teresa Jean Stickler, husband and wife

Whose address is 2865 W. River Road, Mt. Pleasant, MI 48858

Convey(s) and Warrant(s) to Paul Cole and Darsha Cole, husband and wife

Whose address is 6121 S. Mission Rd., Mt. Pleasant, MI 48858

the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO

Tax Parcel No.: 11-091-00-009-01

For the sum of Seventy Seven Thousand Five Hundred Dollars and No Cents (\$77,500.00) subject to the existing building and use restrictions, easements, and zoning ordinances of record, if any.

Dated May 14, 2021

Signed



Paul A. Stickler



Teresa Jean Stickler

State of Michigan)
County of Isabella) SS

On this 14th day of May, 2021, before me personally appeared Paul A. Stickler and Teresa Jean Stickler, husband and wife 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, Notary Public
Isabella County, Michigan
My Commission Expires: January 05, 2025
Acting in the County of: Isabella

Drafted By: Paul A. Stickler
2865 W. River Road
Mt. Pleasant, MI 48858

Return To: Paul Cole
TBD W Jordan Road
Weidman, MI 48893

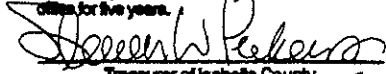
Assisted By: Mt. Pleasant Abstract & Title
116 Court Street
Mt Pleasant, MI 48858

**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 455608

LOTS 9, 25, 26 AND THE WEST 30 FEET OF LOTS 27 AND 28, ALL IN SOUTH COLDWATER BEACH SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN LIBER 4 OF PLATS, PAGE 253, NOTTAWA TOWNSHIP, ISABELLA COUNTY, MICHIGAN.

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.


Treasurer of Isabella County 3