

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

APPLICANT INFORMATION:

Name Douglas L Welton (Owner/Agent/Other (Circle One))
Address 7506 Stone Rd. Mair, Mi. 48860
Phone 989-855-2340 Email Address weltonshome@yahoo.com

PROPERTY OWNER INFORMATION: (if different from applicant)

Name _____
Address _____
Phone _____ Email Address _____

PROPERTY INFORMATION:

Address/Location 8785 Westview Drive, Lake, Michigan 48632
Tax I.D. Number 37-08-093-00-010-00
Zoning District L-R Township Gilmore Section _____
Directions to property Lak Front Residential

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: Move deck, build Three seasons room in its place.
Request #1-8' to SW lot line #2-21' to waters edge.
Douglas L. Welton 3-20-26
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.

Douglas L. Welton 3-20-26
Signature of Applicant Date

File # PVAR260003 OFFICE USE ONLY
Received by ag Fee \$350.00
Check Number 8502 Date Received 3-20-26
Receipt Number 17276

To: Isabella County Zoning Board of Appeals

Date 03/18/2026

From: Doug and Sandra Welton

Subject: Application for Variance

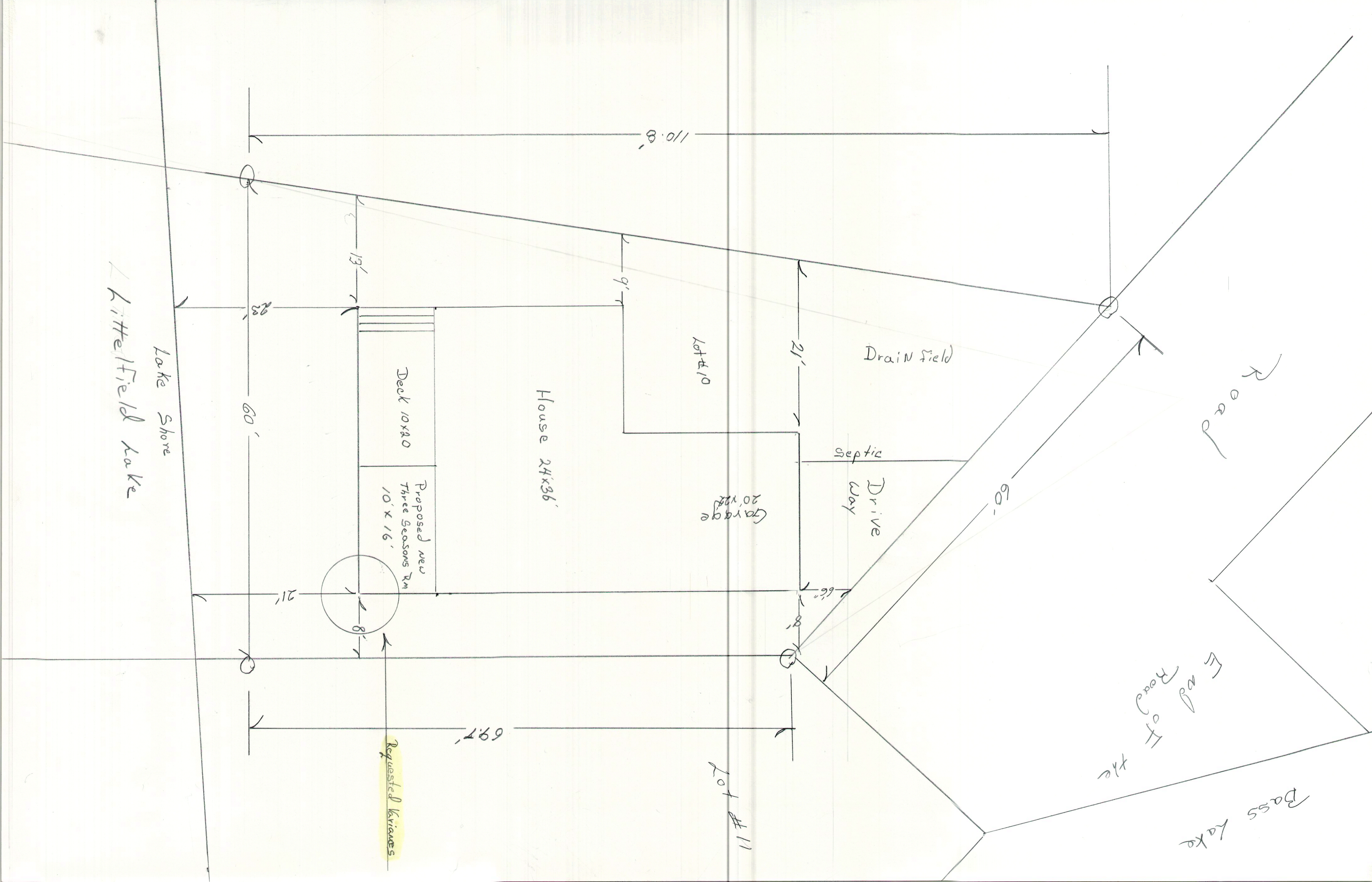
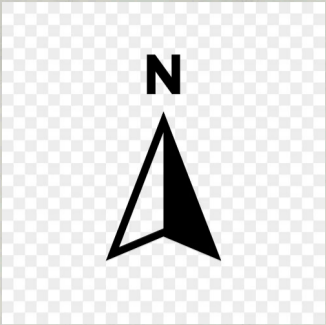
We are requesting a variance which would us to move our current 10'x20' deck 16' North along the lake side of our our house and replace it with a 10'x16' three seasons room. This would allow us to enjoy this area of our house without having to deal with extreme heat, rain, bugs, or injury from flying debris. Our current deck is West facing and on a summer day the sunshine on the deck heats it up to the point that it is unusable. In and attempt to resolve this we have attached a retractable awning. This however, has become a safety concern. Twice now this awning has been ripped partially from the house by sudden storms damaging the awning, roof, siding, and storm door. During one of these storm I was struck by an aluminum brace while I was attempting to secure the awning. Also both my wife and I are 70 years old and the maintenance and setup of an awning has become strenuous restricting our use of the awing. The three seasons room we are requesting to build would be similar to one our next door neighbors were recently allowed to add to their house.

Our house was built in its current location at the direction of the Isabella County Zoning Board, Building Department, and Health Department. Due to our lots small size, it's unusual shape and its location on Littlefield Lake and its proximity to Bass lake this was a challenge. Due to environmental concerns the Health Department required that the septic system be located at the point of the lot along the North East side of lot. The Zoning, and Building departments directed where the location of the house needed to be.

We believe this variance is necessary for our continued use and enjoyment of this part of our property. We have witnessed what a great improvement the three seasons room our neighbors added to their house has been and we believe it would do the same for ours. We also believe that if we are allowed this variance we will in noway negatively impact any adjacent properties, or block any ones view. We believe that if we are allowed to make these changes it will enhance the appearance of our house and the surrounding properties.

Our current home is a 24'x36' ranch style with a 20'x22' attached garage. On the lake side of the house there is a 20'x10' deck. At the closest point the deck is 21' from the lake shore, and 8' from the South lot line. The variance we are requesting for the three seasons room would place it directly into the current location of the deck, it would be 21' from the lake shore and 8' from the South lot line between lots 10 and 11, both of which we own. Note lot 11 is now a vacant lot with only a storage shed on it we bought this property last September and removed the cabin that had been on this lot.

Thank you: 



© 2025 Google

8797

8795

8799

8803

8791

8807

Westview Dr

8815

8835

8825

8894

8815

Westview Dr

8808

Westview Dr

8854

Coldwater River

8826

8818

8824

8840

8852

4627

Live traffic  Fast    Slow 





- A- Building built very close to the waters edge, 3 or 4 feet.
- B- New three seasons room.
- C- Garage very close to lot line 4 or 5 feet.
- D- Neighbors porch very close to lot line 2 or 3 feet
- E- Our house

Note the proposed three seasons room will be 16' to the peak.

THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM GILMORE TOWNSHIP CAITLIN ZEMLA 989-292-1906 PO BOX 359 PORT AUSTIN, MI 48467	<h3 style="text-align: center;">PARCEL IDENTIFICATION</h3> PARCEL NUMBER: 37-08-093-00-010-00 PROPERTY ADDRESS: 8785 WESTVIEW DR SCHOOL DISTRICT CODE: 54025														
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WELTON DOUGLAS L ET UX 7506 STONE RD MUIR MI 48860	<h3 style="text-align: center;">EXEMPTIONS</h3> <table style="width: 100%; border: none;"> <tr> <td>% Exempt As "Homeowners Principal Residence":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>% Exempt As "Qualified Agricultural Property":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>% Exempt As "MBT Industrial Personal":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>% Exempt As "MBT Commercial Personal":</td> <td style="text-align: right;">.00%</td> </tr> <tr> <td>Exempt As "Disabled Veteran or Surviving Spouse":</td> <td style="text-align: right;"> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </td> </tr> <tr> <td>Exempt As "Qualified Forest Property":</td> <td style="text-align: right;"> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </td> </tr> <tr> <td>Exempt As "Development Property":</td> <td style="text-align: right;"> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </td> </tr> </table>	% Exempt As "Homeowners Principal Residence":	.00%	% Exempt As "Qualified Agricultural Property":	.00%	% Exempt As "MBT Industrial Personal":	.00%	% Exempt As "MBT Commercial Personal":	.00%	Exempt As "Disabled Veteran or Surviving Spouse":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exempt As "Qualified Forest Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Exempt As "Development Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Exempt As "Disabled Veteran or Surviving Spouse":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														
Exempt As "Qualified Forest Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														
Exempt As "Development Property":	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No														
LEGAL DESCRIPTION: GARCHOW'S 3RD ADDITION TO WEST VIEW SHORES; LOT 10															
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential															
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 401 Residential															
The change in taxable value will increase/decrease your tax bill for the 2026 year by approximately: \$57	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">PRIOR AMOUNT YEAR: 2025</th> <th style="width: 25%;">CURRENT TENTATIVE AMOUNT YEAR: 2026</th> <th style="width: 25%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">47,521</td> <td style="text-align: center;">48,804</td> <td style="text-align: center;">1,283</td> </tr> <tr> <td style="text-align: center;">100,800</td> <td style="text-align: center;">112,000</td> <td style="text-align: center;">11,200</td> </tr> <tr> <td style="text-align: center;">100,800</td> <td style="text-align: center;">112,000</td> <td style="text-align: center;">11,200</td> </tr> </tbody> </table>	PRIOR AMOUNT YEAR: 2025	CURRENT TENTATIVE AMOUNT YEAR: 2026	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	47,521	48,804	1,283	100,800	112,000	11,200	100,800	112,000	11,200		
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47,521	48,804	1,283													
100,800	112,000	11,200													
100,800	112,000	11,200													
5. WAS THERE A TRANSFER OF OWNERSHIP IN 2025 THAT RESULTED IN A TAXABLE VALUE UNCAPPING? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
6. Assessor Change Reason(s): Market Adjustment															

The 2026 Inflation rate Multiplier is: 1.027

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: CAITLIN ZEMLA	Telephone Number: (989) 292-1906	Email Address: BOUNDARYASSESSING@GMAIL.COM
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March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:

THE MARCH BOARD OF REVIEW WILL MEET AT THE GILMORE TOWNSHIP HALL LOCATED AT 1998 W STEVENSON LAKE RD, FARWELL, MI 48622 (CORNER OF N. VANDECAR RD AND W. STEVENSON LAKE RD)
 ON MONDAY, MARCH 9TH, 2026 FROM 3 PM TO 9 PM AND WEDNESDAY, MARCH 11TH, 2026 9 AM TO 3 PM.

APPEALS MAY BE MADE BY LETTER, EMAIL, OR BY ATTENDING THE MEETING. LETTER APPEALS MAY BE SENT TO :
 GILMORE TOWNSHIP ASSESSOR PO BOX 359, PORT AUSTIN, MI 48467 OR BY EMAIL TO
 BOUNDARYASSESSING@GMAIL.COM (LETTER/EMAIL MUST BE RECEIVED BY MARCH 6TH, 2026)

Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2025, your 2026 Taxable Value will be the same as your 2026 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2025, your 2026 Taxable Value is calculated by multiplying your 2025 Taxable Value by 1.027 (**Inflation Rate Multiplier** for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2026 Taxable Value cannot be higher than your 2026 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by filing a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal exemption disputes and valuation disputes involving property classified Agricultural Real or Personal, Residential, or Timber-Cutover to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. An appeal of properties classified as Agricultural Real or Personal, Residential, or Timber-Cutover must be made to the Michigan Tax Tribunal by July 31. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

WARRANTY DEED

The Grantor(s) Douglas L. Welton and Sandra S. Welton, husband and wife,
whose address is 7506 Stone Road, Muir, Michigan 48860

convey(s) and warrant(s) to Douglas L. Welton and Sandra S. Welton, husband and wife,
as tenants by the entirety, whose address is 7506 Stone Road, Muir, Michigan 48860
reserving for themselves or the survivor of them a life estate coupled with an unrestricted
power and right to sell, convey, mortgage, lease, manage or otherwise dispose of, in whole
or in part or grant any interest of the property described herein in fee simple during their
lifetime, pursuant to Michigan Land Title Standard 9.3, which creates a general intervivos
power of appointment, without joinder by the remaindermen, and to keep any and all
proceeds derived therefrom. If Douglas L. Welton and Sandra S. Welton, or the survivor of
them, have not conveyed the property prior to their deaths, the property remaining shall
fully vest and is conveyed to: Douglas and Sandra Welton Trust, of 7506 Stone Road, Muir,
Michigan 48860

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

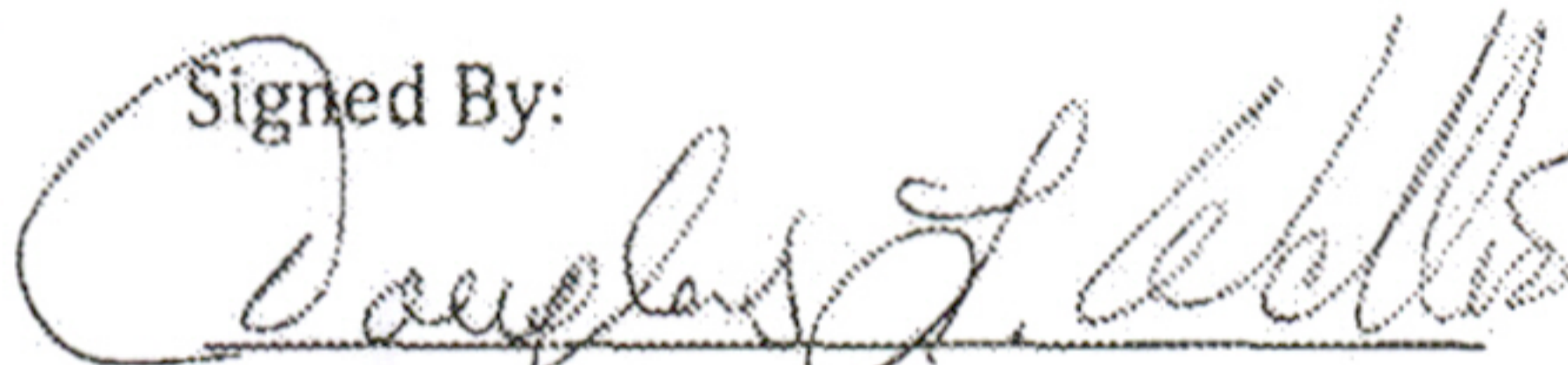
Lot 10 of Garchow's 3rd. Addition to West View Shores, according to the plat recorded in
Liber 6 of Plats, Page 321, Isabella County Records.

Subject to easements and building and use restrictions of record.

For the sum of: One and no/100 Dollars (\$1.00)The consideration is less than one hundred
dollars. This transfer is exempt from tax under MCL 207.505(a), .526(a)

Dated: August 10, 2016

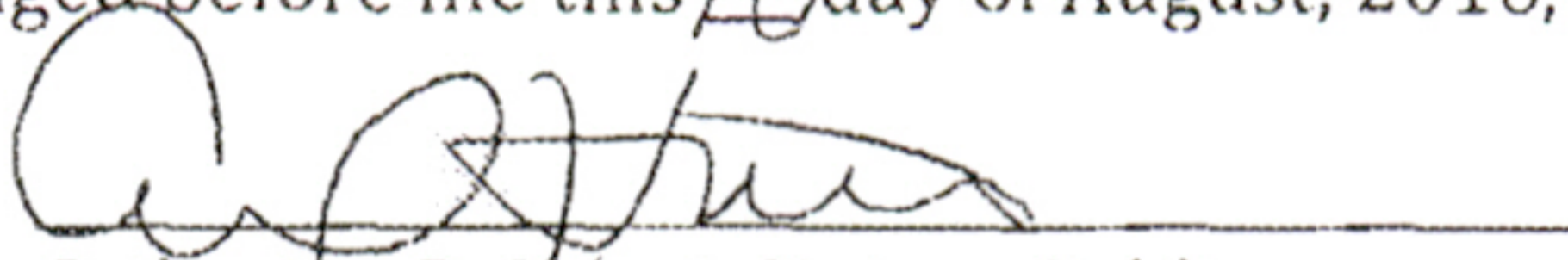
Signed By:


* Douglas L. Welton


*Sandra S. Welton

STATE OF MICHIGAN)
COUNTY OF IONIA)

The foregoing instrument was acknowledged before me this 10 day of August, 2016, by
Douglas L. Welton and Sandra S. Welton.


Catherine D. Hoort, Notary Public
Ionia County, Michigan
My commission expires: 12-21-2018

Prepared By (Without Opinion)/When Recorded Return To:
Catherine D. Hoort, Hoort Law, PLLC, 230 Kent Street, Portland, MI 48875

From: [Dave Rowe](#)
To: [Ray Johnson](#)
Subject: Welton Sunroom
Date: Tuesday, March 24, 2026 4:53:14 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ray,

I am writing to let you know that we have no issues with the Weltons adding a sunroom to the lake side of their cabin. We live next door at 8791 Westview Rd.

Dave Rowe

(317) 945-3726

rowed683@gmail.com

Co-Vice President