

CITY OF MACKINAC ISLAND

AGENDA

ZONING BOARD OF APPEALS HEARING & MEETING - GILMER 7575 MAIN ST.

Wednesday, August 06, 2025 at 3:30 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Additions to / Adoption of Agenda**
- V. Correspondence**
- VI. New Business**
 - [a.](#) Discussion and / or action regarding the request to obtain a variance to build a shed addition to the Gilmer residence located at 7575 Main St.
 - [b.](#) Letter from the Mackinac Island Planning Commission recommending approval of the variance
- VII. Miscellaneous / General Council Discussion / Additional Agenda Items**
- VIII. Adjournment**

City of Mackinac Island

City Hall, 7358 Market Street, P.O. Box 455, Mackinac Island, MI 49757-0455

Notice of Public Hearing City of Mackinac Island – Zoning Board of Appeals Mackinac Island, MI

As prescribed under Ordinance Number 479, Section 22.08, as amended, notice is now given that the City of Mackinac Island Zoning Board of Appeals will conduct a public hearing on the date indicated for the matter described:

**Wednesday, August 6, 2025 at 3:30pm
Council Chambers, 2nd floor, Community Hall
7358 Market St., Mackinac Island, Michigan 49757**

Application has been made by Gary Gilmer to obtain a variance to build a shed addition to his residence located at 7575 Main Street. Property number 051-575-046-00, Lots 7, Block 4, Assessors Plat No. 4, City of Mackinac Island, County of Mackinac, Michigan. The subject property is zoned Shoreline Residential.

The applicant proposes to construct a 9' – 6" x 12' – 0" storage shed addition on the Easterly end of an existing residence. The resulting setbacks for the proposed addition, along with the required setbacks, as specified in Section 14.03 of City Ordinance No. 479, as amended, are as follows:

Proposed front yard = 33' – 2"

Required front yard = 40' – 0"

Proposed rear yard = 30' – 1"

Required rear yard = 60' – 0"

Proposed side yard = 7' – 9"

Required side yard = 20' – 0"

Therefore, front yard, rear yard, and side yard variances will be required to construct the proposed addition.

The Zoning Board of Appeals shall hold at least one public hearing on the request to receive public comment about the request and before making its determination to approve, or deny, the request to expand a structure containing a nonconforming use. Notice of this hearing shall be sent to the property owners and/or residents of record within 300 feet of the subject property before such hearing.

Persons who wish to provide comment on this application may do so by appearing before the Mackinac Island Zoning Board of Appeals at the hearing or by submitting comment by 1:00 pm on the day of the hearing to:

**Danielle Leach, City Clerk
P.O. Box 455
Mackinac Island, MI 49757**

Proper Notice is given this 11th day of July, 2025
(Published in the St. Ignace News on Wednesday July 16th & Wednesday July 23rd, 2025)

City Clerk: (906) 847-3702
City Treasurer/Assessor: (906) 847-6002

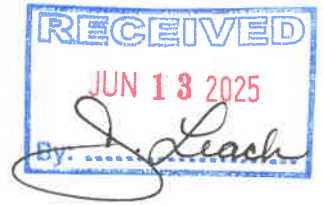
Mayor's Assistant: (906) 847-6556
Building & Zoning: (906) 847-4035
Fax: (906) 847-6430

Police Administration: (906) 847-3345
Fire Administration: (906) 847-8159

MACKINAC ISLAND

Section VI, Itemb.

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT



June 12, 2025

Mayor Margaret M. Doud
Members of the City Council
City of Mackinac Island
PO Box 455
Mackinac Island, MI 49757

Dear Mayor and Council Members,

At the regular meeting of the Mackinac Island Planning Commission held on Tuesday, June 10, 2025, there was a request from Gary Gilmer for a variance to build a shed addition to his home located at 7575 Main Street. The required variance is due to setbacks. There was a motion made and supported to send the request to the Zoning Board of Appeals with the recommendation of approval from the Planning Commission.

Sincerely,

Katie Pereny
Secretary to the Planning Commission

enclosures

File No. BS25-046-045(H)Exhibit BDate 5.27.25Initials KP

**CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION**

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Tamara Burns, HopkinsBurns Design Studio
113 S 4th Ave, Ann Arbor, MI 48104

734.604.9312

tamara.burns@hopkinsburns.com

Phone Number

Email Address

Please complete both sides of application.

The Fee and five (5) copies of the application, plans
and all required documents must be submitted to
the Zoning Administrator fourteen (14) days prior to
the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)

Gilmer Cottage LLC
320 Hummingbird Ln, Kerrville, TX 78028

Is The Proposed Project Part of a Condominium Association?

No

Is The Proposed Project Within a Historic Preservation District?

Yes

Applicant's Interest in the Project (If not the Fee-Simple Owner):

Architect

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?

No

Is a Variance Required?

Yes

Are REU's Required? How Many?

NO / **Type of Action Requested:**☒ Standard Zoning Permit☐ Appeal of Planning Commission Decision☐ Special Land Use☐ Ordinance Amendment/Rezoning☐ Planned Unit Development☐ Ordinance Interpretation☒ Other Variance**Property Information:**A. Property Number (From Tax Statement): 051-575-046-00B. Legal Description of Property: Lot 7 Block 4 Assessor's Plat No 4C. Address of Property: 7575 Main Street, Mackinac Island, MI 49757D. Zoning District: Shoreline ResidentialE. Site Plan Checklist Completed & Attached: YesF. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YesG. Sketch Plan Attached: YesH. Architectural Plan Attached: YesI. Association Documents Attached (Approval of project, etc.): N/AJ. FAA Approval Documents Attached: N/AK. Photographs of Existing and Adjacent Structures Attached: Yes**Proposed Construction/Use:**

A. Proposed Construction:

☐ New Building☒ Alteration/Addition to Existing Building☐ Other, Specify

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

Residential - Original structure is in setbacks

Proposed Use: Residential. Addition of shed to non-conforming residential building.**C. If Vacant:**

Previous Use: _____

Proposed Use: _____

STATE OF MICHIGAN |)
 COUNTY OF MACKINAC |) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the Architect (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

Signature 

SIGNATURES

Signature

Please Print Name TAMARA E. BURNS

Please Print Name

Signed and sworn to before me on the 22 day of MAY, 2025.

LUIS ESCUDERO-FLORES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires 10/23/2026
Acting in the County of Washtenaw

Notary Public

Washtenaw County, Michigan
My commission expires: 10/23/2026

Washtenaw

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY

FILE NUMBER: _____ FEE: _____

DATE: _____ CHECK NO: _____ INITIALS: _____ Revised October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist

Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review Informational Requirements (Section 20.03)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Legal description of the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Site Plan Informational
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Revised October 2023

- | | | |
|---|-------------------------------------|--------------------------|
| 12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Proposed construction start date and estimated duration of construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Natural FeaturesProvidedNot Provided
or Applicable

- | | | |
|---|-------------------------------------|-------------------------------------|
| 15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Proposed alterations to topography or other natural features | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Earth-change plans, if any, as required by state law | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Physical FeaturesProvidedNot Provided
or Applicable

- | | | |
|---|-------------------------------------|-------------------------------------|
| 19. Location of existing manmade features on the site and within 100 feet of the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Revised October 2023

dwelling schedule showing the unit type and number of each such units

- | | | |
|--|-------------------------------------|--|
| 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Description of Existing and proposed on-site lighting (see also Section 4.27) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Utility Information</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
| 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Architectural Review
Informational Requirements (Section 18.05)**

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

File No. BS25.046.045(H)
 Exhibit D
 Date 5.27.25

Section VI, Itemb.

Initials KP

GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION



Sheet List

- GENERAL
- 0 COVER
- 1 SURVEY
- 2 SITE PLAN
- 3 EXISTING PLAN
- 4 PROPOSED PLAN
- 5 NORTH ELEVATION
- 6 SOUTH ELEVATION
- 7 EAST ELEVATION
- 8 PHOTOGRAPHS

PC/HDC

Legal Description

LOT 7 BLOCK 4 ASSESSOR'S PLAT NO 4

Zoning

ZONING DISTRICT: SHORELINE RESIDENTIAL

Historic District

WEST END

Construction

PROPOSED CONSTRUCTION START DATE: NOVEMBER 01, 2025
 ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

AREA OF WORK.
 EXISTING RESIDENCE.
 SEE SITE PLAN.
 PARCEL: 051-575-046-00

ARCHITECT

HopkinsBurns Design Studio
 113 S Fourth Ave.
 Ann Arbor, Michigan 48103
 (734)424-3344
 www.hopkinsburns.com

OWNER: GILMER COTTAGE LLC
 PROPERTY ADDRESS: 7575 MAIN STREET
 MACKINAC ISLAND, MICHIGAN 49757
 PARCEL #: 051-575-046-00

Project Description

This project entails alterations to a non-contributing residential structure located in the West End historic district. The property will continue to serve as a single-family residence. Interior modifications include updates to the Kitchen and Laundry Room. Exterior improvements include the expansion of the West Deck, relocating the door and modifying the window configuration, new exterior access stairs and relocation of the existing transformer. All windows will be replaced. This work has gotten Historic District Commission and Planning Commission approvals. Scope added to the project and the subject of this submission is the addition of a shed on the east side of the house.

Requirements

	REQ'D	EXISTING	
MIN. LOT SIZE:	10,000 SF	12,500 SF	
SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	40'	19' - 11"	NO CHANGE
SIDE YARD	20'	11' - 3"	NO CHANGE
SIDE YARD	20'	6' - 1"	NO CHANGE
REAR YARD	60'	VARIES	NO CHANGE
		APPROX. 0' TO 10' - 0"	
HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MIN.	1	2	NO CHANGE
STORIES MAX.	1.5	2	NO CHANGE
FEET MIN.	12'	32'	NO CHANGE
FEET MAX.	20'	32'	NO CHANGE
LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	3,750 SF	3,560 SF	3,637 SF
PERCENTAGE	30%	28.4%	29.1%

GILMER

GILMER RESIDENCE
 RENOVATION
 PC/HDC

HopkinsBurns

designed by
 historic preservation
 community design

Section X, Itemb.

0 COVER

2025.05.22

SCALE: As Noted

ZONING REQUIREMENTS VERIFY WITH MACKINAC ISLAND

ZONING DISTRICT - RS
MINIMUM LOT WIDTH - 100'
MINIMUM LOT AREA - 10,000 SQFT
SETBACKS - WATERFRONT - 60' FROM WATER'S EDGE
SIDE - 40'
REAR - 20'

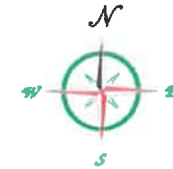
BENCH MARK
HYDRAULIC MARK STATION
ELEV. = 585.5' 13000 10000

HURON AVENUE

BOUNDARY SURVEY

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN



SCALE 1" = 20'

LEGEND:

●	FOUND SURVEY IRON	(M)	MEASURED BEARINGS AND DISTANCE
○	SET 5/8" REBAR, CAPPED = 33983	(C)	COMPUTED BEARINGS AND DISTANCE
□	ELECTRIC BOX / METER	(N)	RECORD BEARINGS AND DISTANCE
□	TELEPHONE BOX	—	PROPERTY LINE
⊙	LAMP	---	EASEMENT AS NOTED
○	BIRDHOUSE	---	FEMA FLOOD PLAIN LINE (DEC. 2022)
○	WATER CURBSTOP	---	PLATTED LOT LINE
○	MANHOLE	---	CEDAR HEDGE
○	IRRIGATION VALVE	---	PAVED SURFACE
○	WATER VALVE	---	WOODEN BOARDWALK
○	FIRE HYDRANT	---	CONCRETE SURFACE
⊙	SPOT ELEVATION	---	PAVER STONES
---	WOODEN FENCE	---	LARGE STONES
---	CHAIN LINK FENCE		

NOTES:

The property description was furnished, and no check of title relative to ownership, gaps, overlaps or occupation has been performed as part of this sketch.

Bearings and distances shown on this map were taken from a Sketch of Survey, by James E. Young, PS 24626, for City of Mackinac Island, dated 24 April 1984.

This is a professional opinion concerning the location of the property boundaries depicted herein, based upon the appropriate boundary line principles governed by this facts and evidence gathered and evaluated during the course of this survey. Monuments, that in the opinion of this surveyor represent the true and correct corners of the property being surveyed, have been found or set as indicated hereon. As a professional opinion, this survey carries with it no guarantee or warranties, expressed or implied.

The area lying between the Ordinary High Water Line and the Edge of water is subject to rights by others. The ordinary high water line was not mapped for purposes of this survey.

This survey is not intended to be used in place of an ALTA/NSPS Land Title Survey, or to be used to remove the survey exceptions of a title insurance policy.

FUTURE FEMA FLOOD PLAIN
(EFFECTIVE DEC. 2022)
ELEV. = 585.0'

LAKE HURON
ELEV. = 578.5'
(SEPT. 2022)



**BENCHMARK
ENGINEERING
INC.**

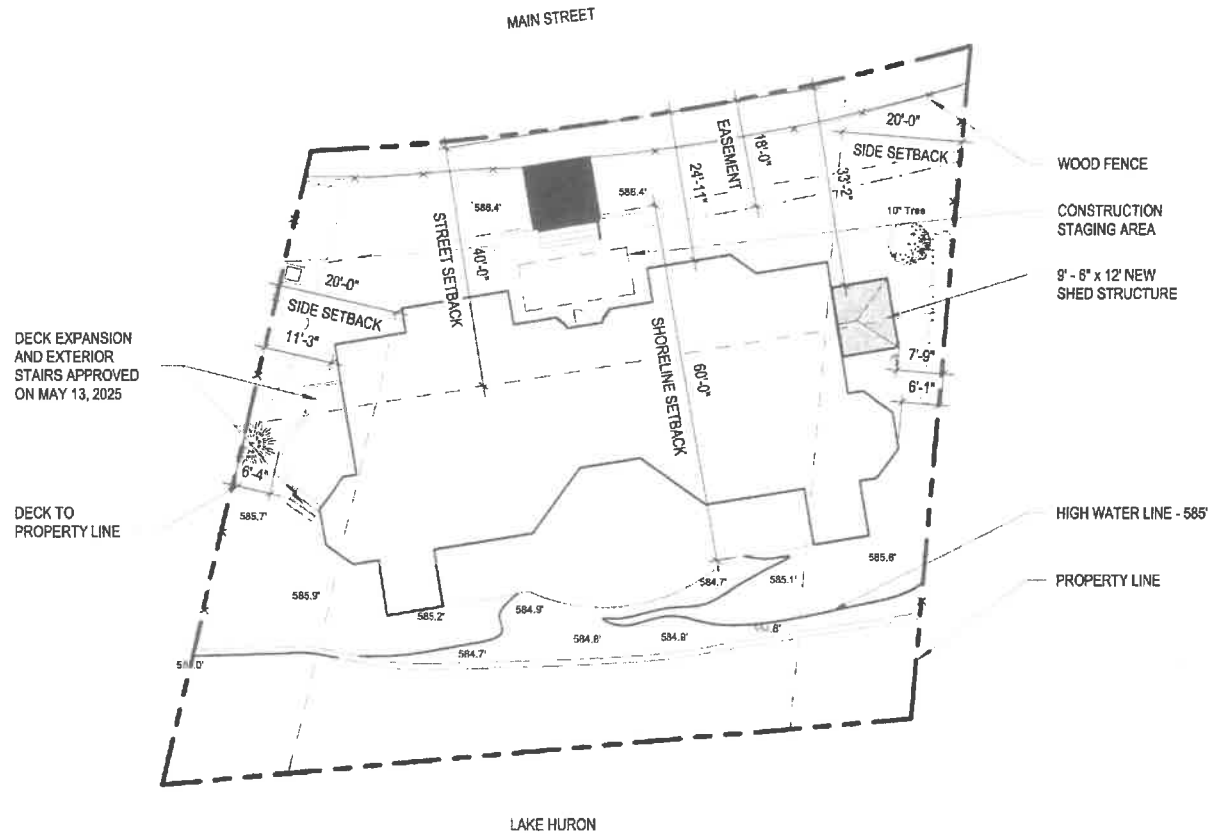
SURVEYORS • CIVIL ENGINEERS

507 E. LAKE ST.
HARBOR SPRINGS, MICHIGAN 49740
PHONE (231) 526-2100 FAX (231) 526-7257
benchmark507@gmail.com

Client : FISHER • CYLINDER
Project Mgr : A.E. OELKE
Drawn By : SLS
Field By : WINTERHEART
File : S23200.DWG
Job # : 22-000
Sheet # : 1 of 1

Date: (revision) by
25 September 2022

BOUNDARY SURVEY
LOT 7, ASSESSOR'S PLAT NO. 4



SITE PLAN
1" = 20'-0" SCALE



Section X, Itema.

2
SITE PLAN

GILMER

2025.05.22

SCALE: 1" = 20'-0"

**GILMER RESIDENCE
RENOVATION**

PC/HDC

HopkinsBurns
historic preservation & community design

EXTERIOR SCONCE
LIGHTING TO REMAIN

NOTE: EXTERIOR
SOFFIT LIGHTING TO
REMAIN

NEW SHED
STRUCTURE

12'-0"

9'-6"

EXTERIOR DECK
LIGHTING TO REMAIN



FIRST FLOOR - PROPOSED

1/8" = 1'-0" SCALE

Section X, Itema.

3

PROPOSED P

GILMER

GILMER RESIDENCE
RENOVATION

PC/HDC

2025.05.22

SCALE: 1/8" = 1'-0"

HopkinsBurns
D

Historic preservation
community by design

105



EXISTING BAND AT
WEST ELEVATION

NORTH ELEVATION - PHOTOGRAPHS

SNOWMOBILE
ACCESS: PR. 4'0"
DOORS WITH WOOD
SHINGLE FINISH
SIMILAR TO
ADJACENT SURFACES

RANDOM SIZE
WOOD SHINGLES
WITH DECORATIVE
CUT CORNERS

RANDOM SIZE
WOOD SHINGLES,
STRAIGHT CUT

BRICK
CONCRETE



NORTH ELEVATION - PROPOSED

ALIGN BAND WITH EXISTING
DECK ON WEST ELEVATION

EXTERIOR SCONCE
LIGHTING TO REMAIN

APPROVED DECK
EXPANSION

Section X, Itemb.

4

NORTH
ELEVATION

GILMER

2025.05.22

SCALE: As Noted

GILMER RESIDENCE
RENOVATION
PC/HDC

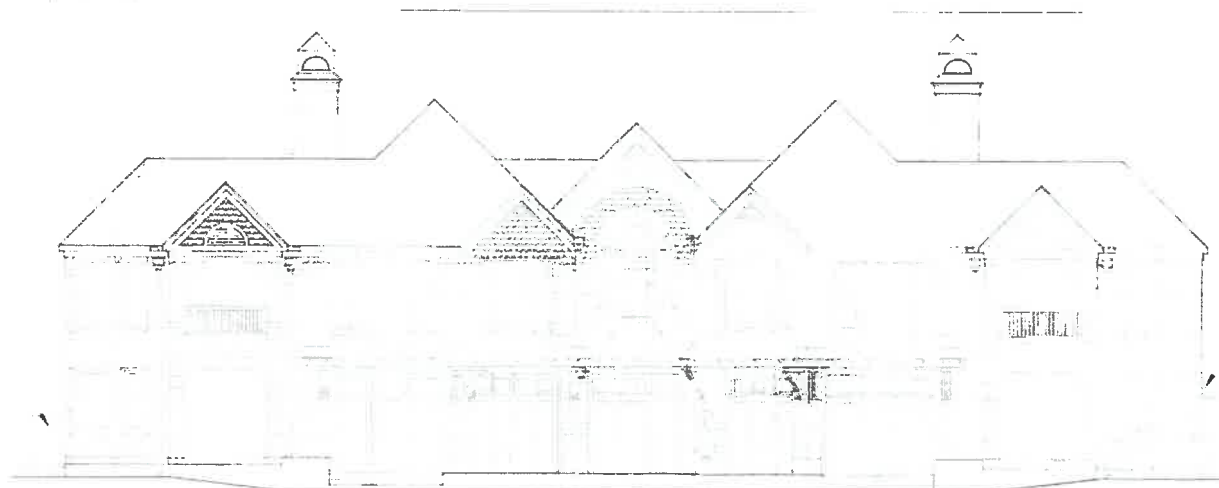
HopkinsBurns

historic preservation
communities by design

106



SOUTH ELEVATION - PHOTOGRAPHS



SOUTH ELEVATION - PROPOSED

Section X, Items.

5
SOUTH
ELEVATION

GILMER

2025.05.22

SCALE: As Noted

GILMER RESIDENCE
RENOVATION
PC/HDC

HopkinsBurns
historic preservation
community by design

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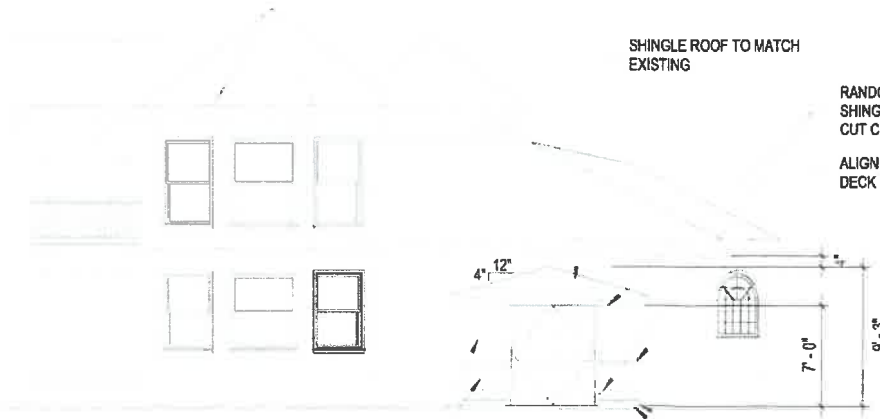
EAST ELEVATION - PHOTOGRAPHS



NEW SHED STRUCTURE
LOCATION



PROFILE OF SHED ROOF
TO MATCH EXISTING



EAST ELEVATION - PROPOSED

RANDOM SIZE
WOOD SHINGLES,
STRAIGHT CUT

BRICK
CONCRETE

SHINGLE ROOF TO MATCH
EXISTING

RANDOM SIZE WOOD
SHINGLES WITH DECORATIVE
CUT CORNERS
ALIGN BAND WITH EXISTING
DECK ON WEST ELEVATION



Section X, Itema.

6
EAST ELEVAT

GILMER

SCALE: 1/8" = 1'-0"
2025.05.22

GILMER RESIDENCE
RENOVATION

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STREET CONTEXT VIEWS



VIEWS OF HOUSE

Section X, Itema.

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PHOTOGRAPH

GILMER

2025.05.22

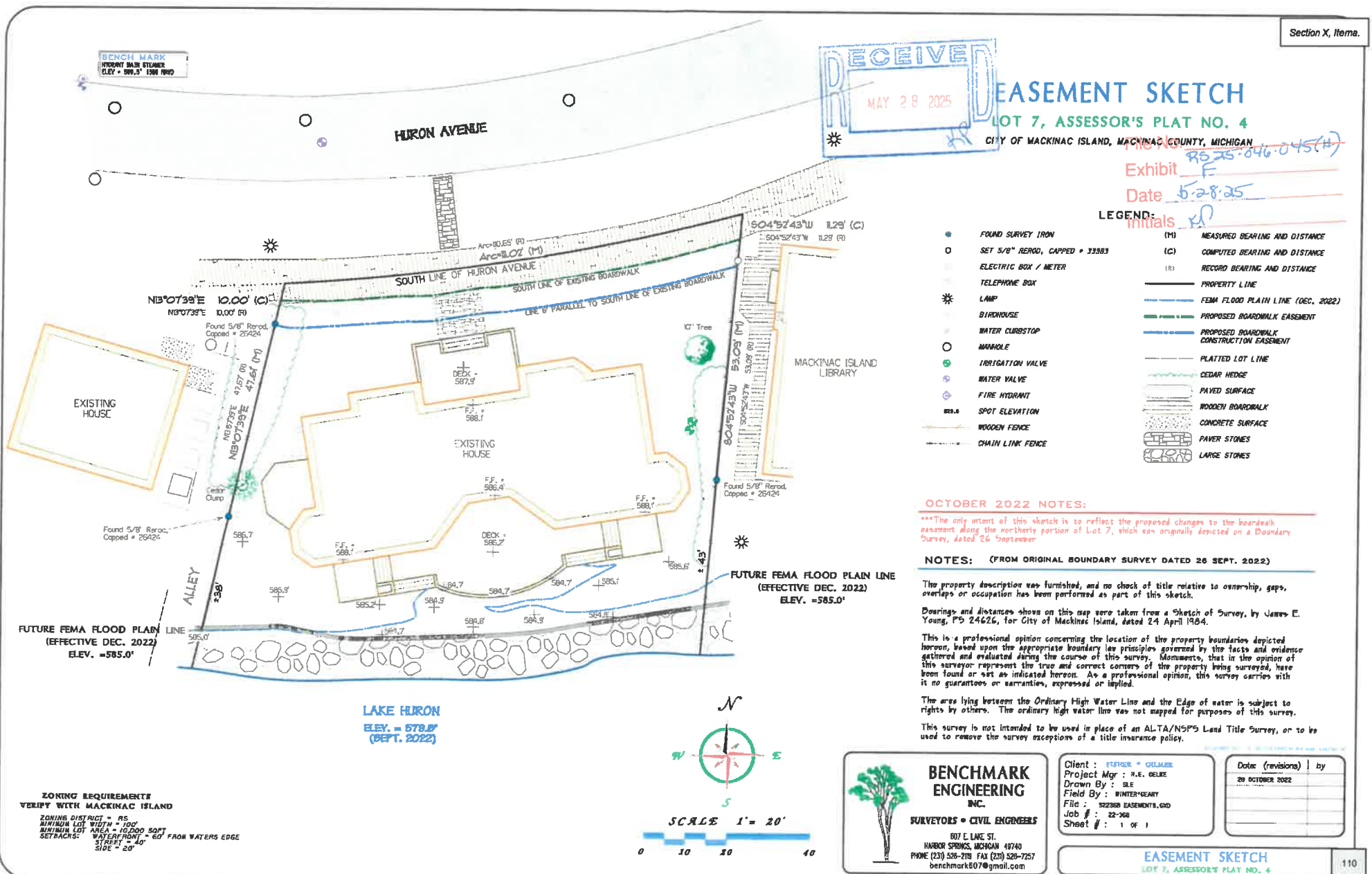
SCALE:

GILMER RESIDENCE
RENOVATION
PC/HDC

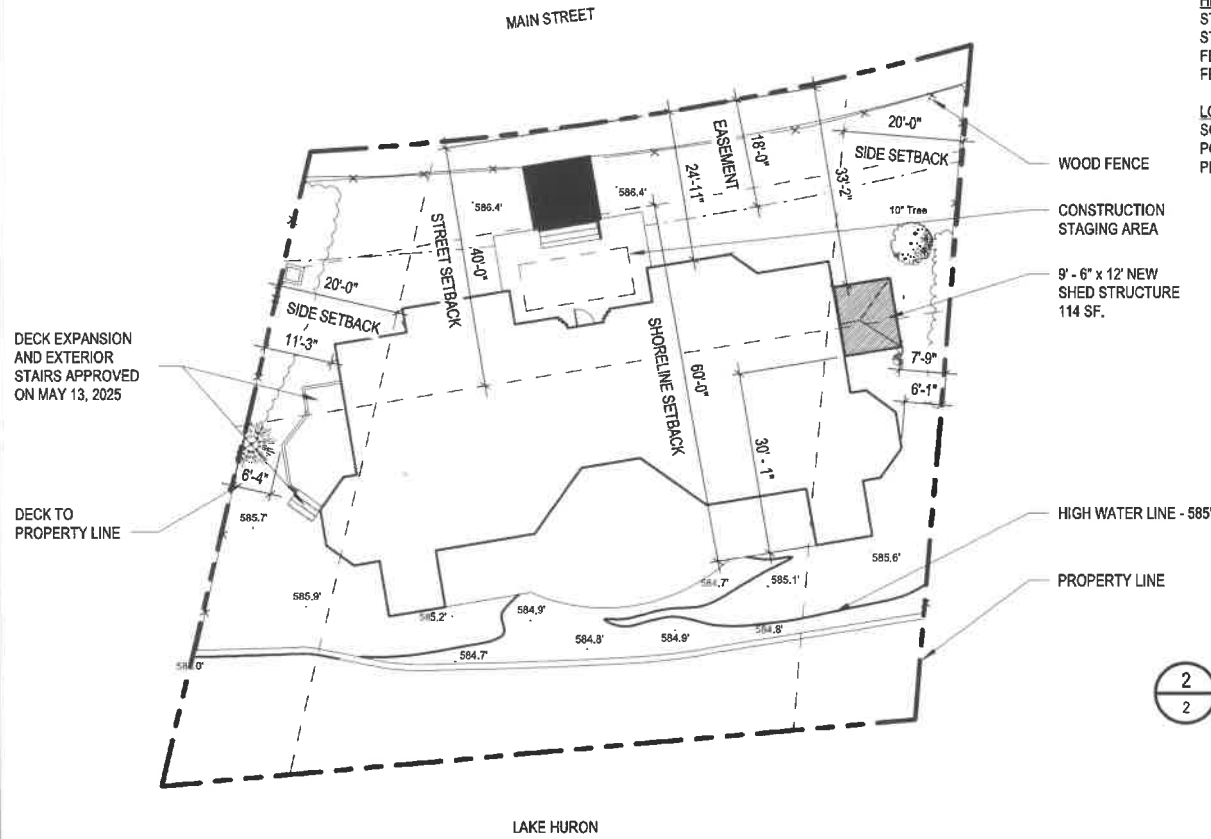
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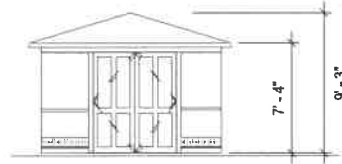
109



S:\Projects\Gilmer Residence\Drawings\Sheet\Gilmer Residence Kitchen-Laundry-A24_Local.rvt 5/27/2025 3:52:50 PM



MIN. LOT SIZE:	REQ'D	EXISTING		
	10,000 SF	12,500 SF		
SETBACKS	REQ'D	EXISTING	PROPOSED	SHED
	FRONT YARD	40'	19' - 11"	NO CHANGE
	SIDE YARD	20'	11' - 3"	NO CHANGE
	SIDE YARD	20'	6' - 1"	NO CHANGE
	SHORELINE	60'	VARIES	NO CHANGE
APPROX. 0' TO 10' - 0"				
HEIGHT	ALLOWED	EXISTING	PROPOSED	SHED
	STORIES MIN.	1	2	NO CHANGE
	STORIES MAX.	1.5	2	NO CHANGE
	FEET MIN.	12'	32'	NO CHANGE
LOT COVERAGE	ALLOWED	EXISTING	PROPOSED	
	SQ. FT. (INCLUDING PORCHES AND DECKS)	3,750 SF	3,550 SF	3,664 SF
PERCENTAGE		30%	28.4%	29.3%



2 PARTIAL EAST ELEVATION - ROOF HEIGHTS
2 1/8" = 1'-0" SCALE

SITE PLAN
1" = 20'-0" SCALE

Section X, Itema.

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SITE PLAN

GILMER

GILMER RESIDENCE
RENOVATION
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GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION



Sheet List

GENERAL	
0	COVER
1	SURVEY
2	SITE PLAN
3	PROPOSED PLAN
4	NORTH ELEVATION
5	SOUTH ELEVATION
6	EAST ELEVATION
7	PHOTOGRAPHS
X3	EXISTING PLAN

PC/HDC

Legal Description

LOT 7 BLOCK 4 ASSESSOR'S PLAT NO 4

Zoning

ZONING DISTRICT: SHORELINE RESIDENTIAL

Historic District

WEST END

Construction

PROPOSED CONSTRUCTION START DATE: NOVEMBER 01, 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

AREA OF WORK.
EXISTING RESIDENCE.
SEE SITE PLAN.
PARCEL: 051-575-046-00

ARCHITECT

HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48103
(734)424-3344
www.hopkinsburns.com

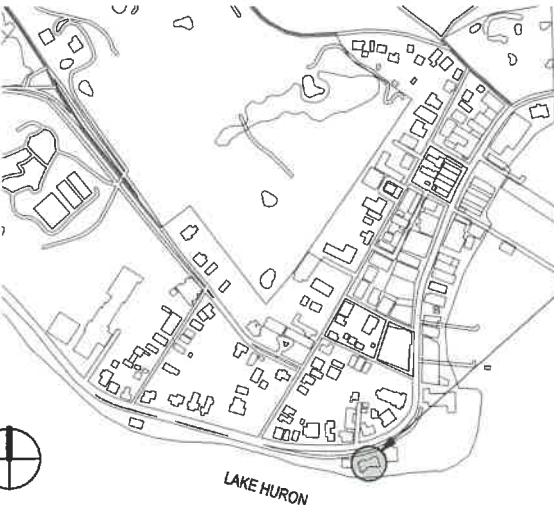
OWNER: GILMER COTTAGE LLC
PROPERTY ADDRESS: 7575 MAIN STREET
MACKINAC ISLAND, MICHIGAN 49757
PARCEL #: 051-575-046-00

Project Description

This project entails alterations to a non-contributing residential structure located in the West End historic district. The property will continue to serve as a single-family residence. Interior modifications include updates to the Kitchen and Laundry Room. Exterior improvements include the expansion of the West Deck, relocating the door and modifying the window configuration, new exterior access stairs and relocation of the existing transformer. All windows will be replaced. This work has gotten Historic District Commission and Planning Commission approvals. **Scope added to the project and the subject of this submission is the addition of a shed on the east side of the house.**

Requirements

	REQ'D	EXISTING		
MIN. LOT SIZE:	10,000 SF	12,500 SF		
SETBACKS	REQ'D	EXISTING	PROPOSED	SHED
FRONT YARD	40'	19' - 11"	NO CHANGE	33' - 2"
SIDE YARD	20'	11' - 3"	NO CHANGE	NA
SIDE YARD	20'	6' - 1"	NO CHANGE	7' - 9"
SHORELINE	60'	VARIES	NO CHANGE	30' - 1"
		APPROX. 0' TO 10' - 0"		
HEIGHT	ALLOWED	EXISTING	PROPOSED	SHED
STORIES MIN.	1	2	NO CHANGE	1
STORIES MAX.	1.5	2	NO CHANGE	1
FEET MIN.	12'	32'	NO CHANGE	7' - 4"
FEET MAX.	20'	32'	NO CHANGE	9' - 3"
LOT COVERAGE	ALLOWED	EXISTING	PROPOSED	
SQ. FT. (INCLUDING	3,750 SF	3,550 SF	3,664 SF	
PORCHES AND DECKS)				
PERCENTAGE	30%	28.4%	29.3%	



Section X, Itema.

0 COVER

GILMER

2025.05.27

SCALE: As Noted

GILMER RESIDENCE RENOVATION

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Section 22.05 - Variances. Subject to the provisions of [section 22.06](#), the board, after public hearing, shall have the power to decide applications filed as hereafter provided, for variances:

A. Where, by reason of the exceptional narrowness, shallowness or shape of a specific piece of property on the effective date of this ordinance, or by reason of exceptional topographic conditions or other extraordinary situation or condition of the land, building or structure, or of the use of development of property immediately adjoining the property in question, the literal enforcement of the requirements would involve practical difficulties; provided, that the board shall not grant a variance on a lot of less area than the requirements of its zone district, even though such lot existed at the time of passage of this ordinance if the owner or members of his immediate family owned adjacent land which would without practical difficulties be included as part of the lot.

B. Where there are practical difficulties in the way of carrying out the strict letter of such ordinance relating to the construction, structural changes in equipment, or alterations of buildings or structures, so that the spirit of this ordinance shall be observed, public safety secured, and substantial justice done.

C. For the vertical extension of a building existing at the time of enactment of this ordinance of such height as the original drawings of said building indicated, provided such building was actually designed and constructed to carry additional stories necessary for said height limit.

D. To permit the erection or structural alteration, in a district where such use is permitted, of a structure to a height above the limit specified for such district.

Nothing herein contained shall be construed to give or grant to the board of zoning appeals the power or authority to alter or change the text or stated intent of any part of this ordinance. The board of zoning appeals shall not have the power to alter or change the zoning district classification of any property, nor to permit any use in a district in which it is not permitted.

Section 22.06 - Criteria for variances.

No variance in the provisions or requirements of this ordinance shall be authorized by the board unless the board finds from reasonable evidence that all the following facts and conditions exist:

A. That there are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties in the same zoning district.

B. That such 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.

The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

C. That the authorizing of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purposes of this ordinance or the public interest.

D. That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought is not of a general or recurrent nature as to make reasonably practicable the formulation of a general regulation for such conditions or situation.

Section 22.07 - Conditions of approval.

In authorizing a variance, the board may, in addition to the specific conditions of approval called for in this ordinance, and pursuant to standards in [section 4.17](#), attach thereto such other conditions regarding the location, character, landscaping or maintenance reasonable necessary to the furtherance of the intent and spirit of this ordinance and the protection of the public interest.