

GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION



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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

MIN. LOT SIZE:	REQ'D 10,000 SF	EXISTING 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 PORCHES AND DECKS)	3,750 SF	3,550 SF	3,664 SF	
PERCENTAGE	30%	28.4%	29.3%	

GILMER

GILMER RESIDENCE
RENOVATION

PC/HDC

HopkinsBurns

historic preservation & communities by design

SCALE: As Noted 2025.05.27

0 COVER