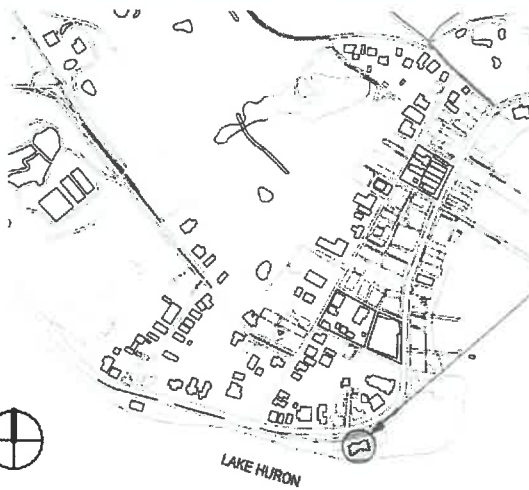
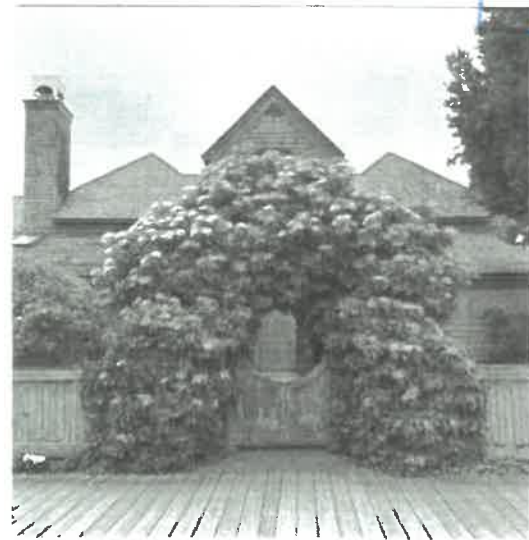


File No. BS25.046.045(H)  
 Exhibit D  
 Date 5.27.25  
 Initials KP

MAY 27 2025

# 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	
<b>SETBACKS</b>	<b>REQ'D</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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"	
<b>HEIGHT</b>	<b>ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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
<b>LOT COVERAGE</b>	<b>ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
SQ. FT. (INCLUDING PORCHES AND DECKS)	3,750 SF	3,550 SF	3,637 SF
PERCENTAGE	30%	28.4%	29.1%

GILMER

GILMER RESIDENCE  
 RENOVATION  
 PC/HDC

HopkinsBurns

Section X, Itema.

0 COVER

2025.05.22

SCALE: As Noted

Historic preservation  
 committed by design

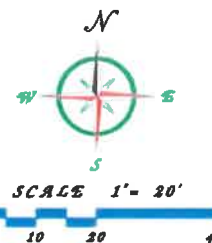
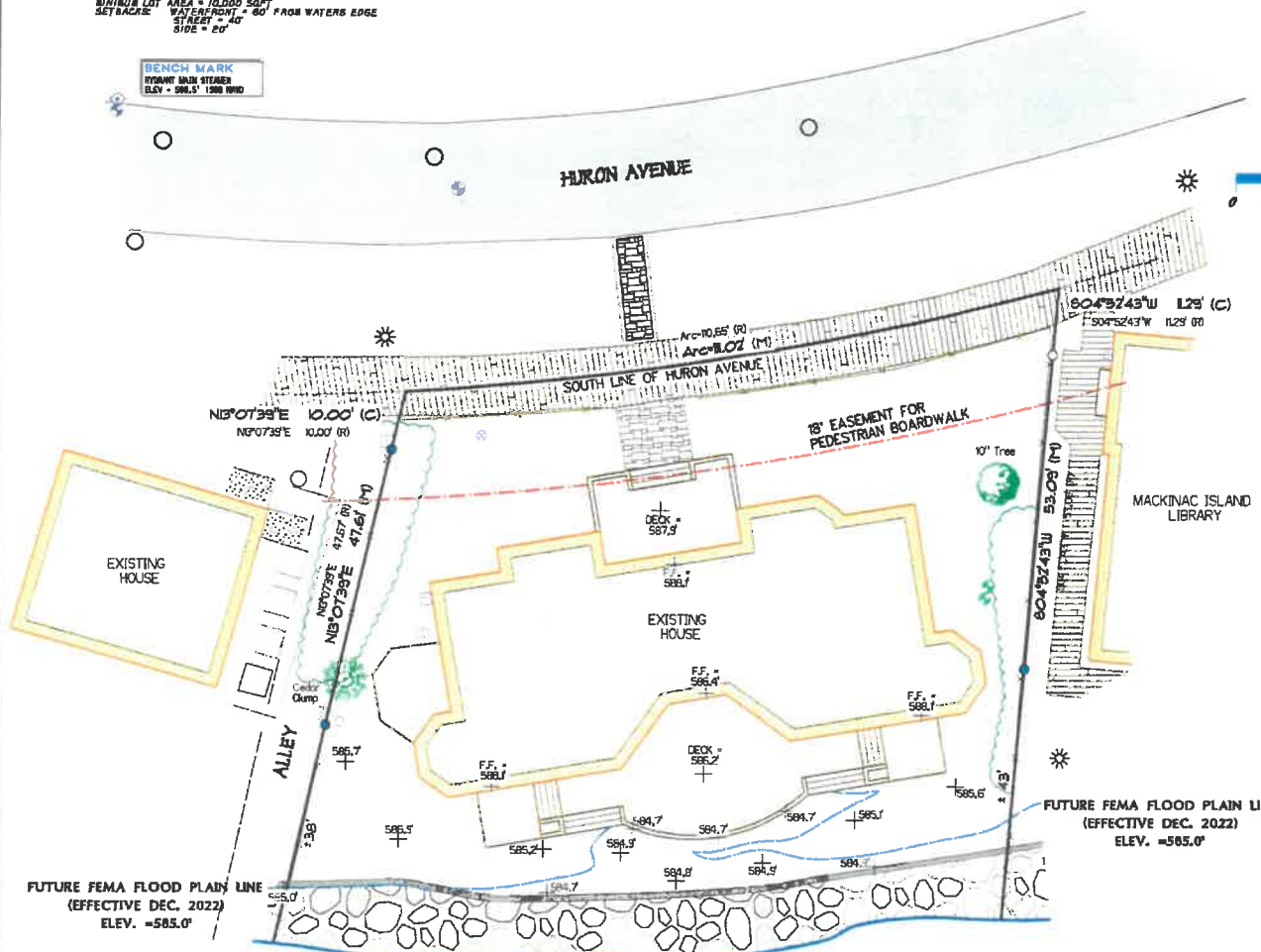
# ZONING REQUIREMENTS VERIFY WITH MACKINAC ISLAND

ZONING DISTRICT - RS  
MINIMUM LOT WIDTH - 100'  
MINIMUM LOT AREA - 10,000 SQFT  
SETRBACKS - WATERFRONT - 60' FROM WATERS EDGE  
STREET - 40'  
SIDE - 20'

**BENCH MARK**  
HYDANT MAIN STEAKS  
ELEV. = 586.5' 1288 0910

## BOUNDARY SURVEY LOT 7, ASSESSOR'S PLAT NO. 4 CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

Section X, Items.



### LEGEND:

- |                                  |                                     |
|----------------------------------|-------------------------------------|
| ● FOUND SURVEY IRON              | (M) MEASURED BEARING AND DISTANCE   |
| ○ SET 5/8\" RERO, CAPPED = 33883 | (C) COMPUTED BEARING AND DISTANCE   |
| □ ELECTRIC BOX / METER           | (R) RECORD BEARING 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                 | — PAVES 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.

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

This is a professional opinion concerning the location of the property boundaries depicted hereon, based upon the appropriate boundary law principles governed by the facts and evidence gathered and evaluated during the course of this survey. Monuments, that is the opinion of this surveyor represent the true and correct corners of the property being surveyed, have been found or not as indicated hereon. As a professional opinion, this survey carries with it no warranties or guarantees, 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.

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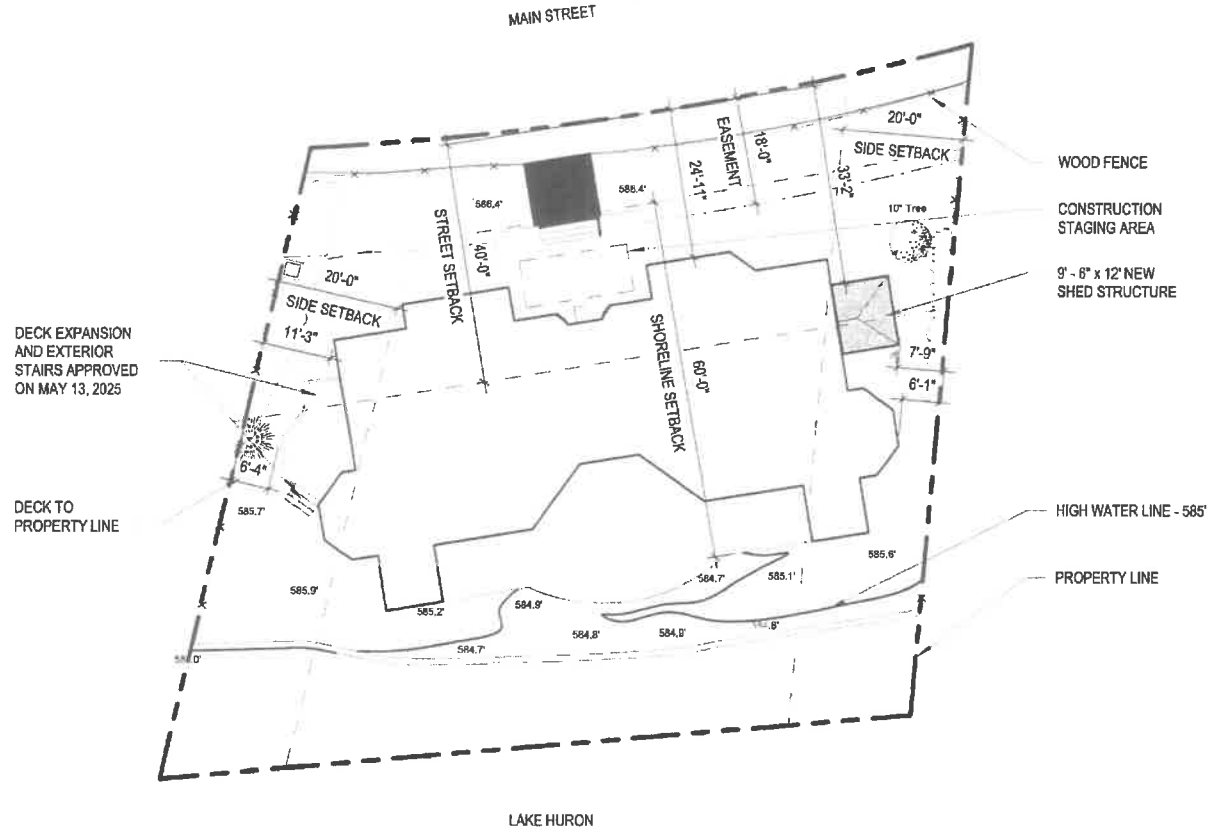
**LAKE HURON**  
ELEV. = 578.5'  
(SEPT. 2022)

**BENCHMARK ENGINEERING INC.**  
SURVEYORS = CIVIL ENGINEERS  
607 E. LAKE ST.  
HARBOR SPRINGS, MICHIGAN 49740  
PHONE (231) 526-2788 FAX (231) 526-7257  
benchmark607@gmail.com

Client : FISHER & GILMAN  
Project Mgr : A.E. GELKE  
Drawn By : J.E.  
Field By : WINTER-GEARY  
File : 622388.020  
Job # : 22-388  
Sheet # : 1 of 1

Date (revision)	by
26 September 2022	

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



SITE PLAN  
1" = 20'-0" SCALE



Section X, Item.	
2	SITE PLAN
	2025.05.22
GILMER	
SCALE: 1" = 20'-0"	
GILMER RESIDENCE RENOVATION	
PC/HDC	
HopkinsBurns historic preservation & community by design	
104	

EXTERIOR SCONCE  
LIGHTING TO REMAIN

NOTE: EXTERIOR  
SOFFIT LIGHTING TO  
REMAIN

NEW SHED  
STRUCTURE

UP

EXTERIOR DECK  
LIGHTING TO REMAIN

12'-0"

9'-6"



FIRST FLOOR - PROPOSED

1/8" = 1'-0" SCALE

Section X, Items

3

PROPOSED

GILMER

GILMER RESIDENCE  
RENOVATION

PC/HDC

2025.05.22

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

HopkinsBurns  
ID

Historic preservation  
community by design



EXISTING BAND AT  
WEST ELEVATION

NORTH ELEVATION - PHOTOGRAPHS

SNOWMOBILE  
ACCESS: PR. 410  
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, Item.

4

NORTH  
ELEVATION

GILMER

2025.05.22

SCALE: As Noted

GILMER RESIDENCE  
RENOVATION

PC/HDC

HopkinsBurns

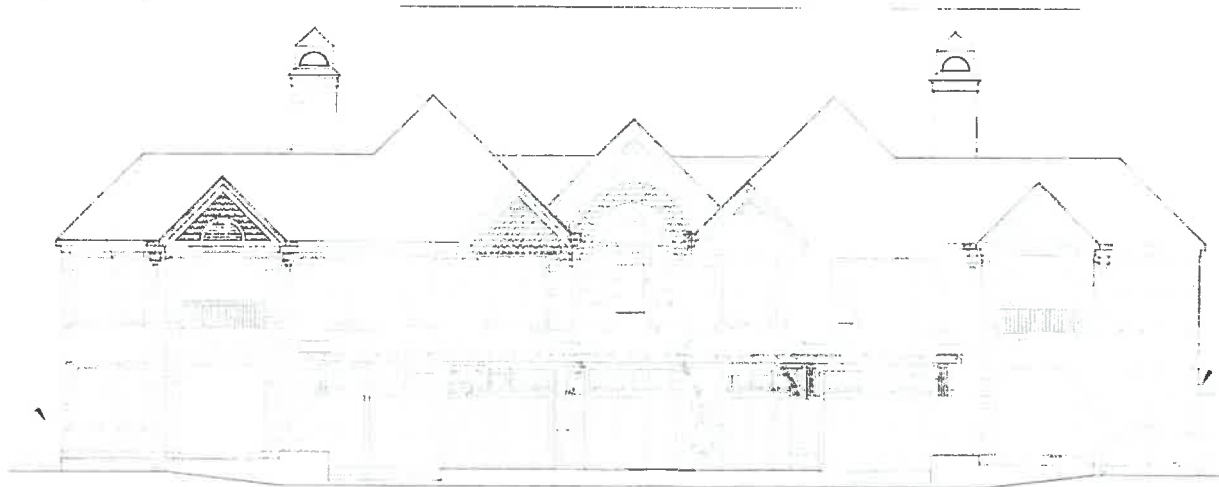
Historic preservation  
community by design





SOUTH ELEVATION - PHOTOGRAPHS

APPROVED DECK  
EXPANSION AND  
EXTERIOR STAIRS



SOUTH ELEVATION - PROPOSED

NEW SHED  
STRUCTURE

Section X, Items.

5 SOUTH  
ELEVATION

GILMER

SCALE: As Noted 2025.05.22

GILMER RESIDENCE  
RENOVATION  
PC/HDC

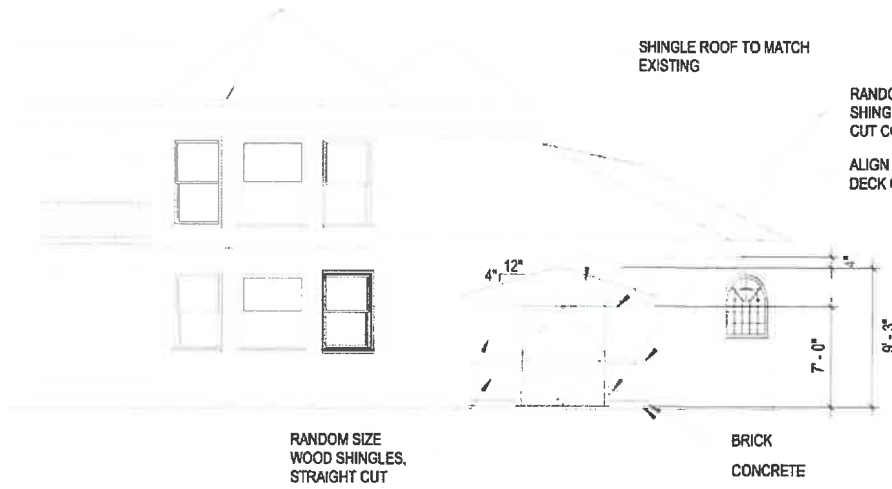
HopkinsBurns  
historical preservation &  
community design

EAST ELEVATION - PHOTOGRAPHS

NEW SHED STRUCTURE  
LOCATION



PROFILE OF SHED ROOF  
TO MATCH EXISTING



EAST ELEVATION - PROPOSED



Section X, Items.

6

EAST ELEVAT

GILMER

2025.05.22

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

GILMER RESIDENCE  
RENOVATION

PC/HDC

Hopkins Burns

historic preservation &  
community design



STREET CONTEXT VIEWS



VIEWS OF HOUSE

Section X, Items.

7

PHOTOGRAPH

GILMER

2025.05.22

SCALE:

GILMER RESIDENCE  
RENOVATION

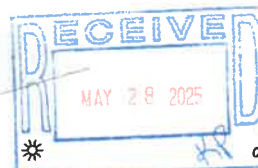
PC/HDC

HopkinsBurns  
D

historic preservation  
communities by design



BENCH MARK  
HYDRAULIC BENCH MARK  
ELEV. = 585.5' 1988 PMS



# EASEMENT SKETCH

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

Exhibit F

Date 5-28-25

Initials JD

●	FOUND SURVEY IRON	(M)	MEASURED BEARING AND DISTANCE
○	SET 5/8" REROD, CAPPED # 33983	(C)	COMPUTED BEARING AND DISTANCE
□	ELECTRIC BOX / METER	(R)	RECORD BEARING AND DISTANCE
□	TELEPHONE BOX		PROPERTY LINE
✱	LAMP		FEMA FLOOD PLAIN LINE (DEC. 2022)
■	BIRDHOUSE		PROPOSED BOARDWALK EASEMENT
■	WATER CURBSTOP		PROPOSED BOARDWALK CONSTRUCTION EASEMENT
○	MANHOLE		PLATTED LOT LINE
○	IRRIGATION VALVE		CEDAR HEDGE
○	WATER VALVE		PAVED SURFACE
○	FIRE HYDRANT		WOODEN BOARDWALK
829.8	SPOT ELEVATION		CONCRETE SURFACE
---	WOODEN FENCE		PAVER STONES
---	CHAIN LINK FENCE		LARGE STONES

## OCTOBER 2022 NOTES:

\*\*\*The only intent of this sketch is to reflect the proposed changes to the boardwalk easement along the northerly portion of Lot 7, which was originally depicted on a Boundary Survey, dated 26 September.

## NOTES: (FROM ORIGINAL BOUNDARY SURVEY DATED 26 SEPT. 2022)

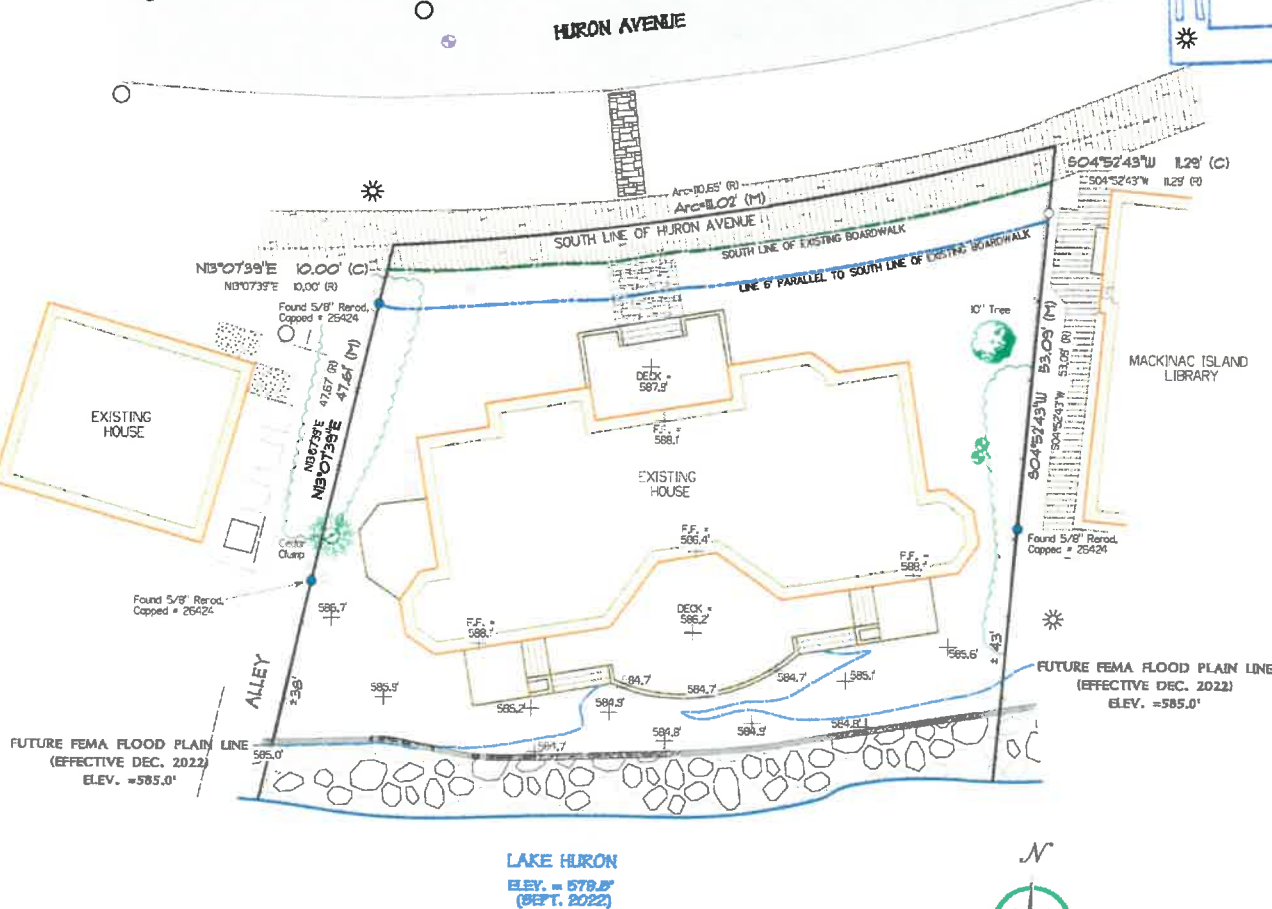
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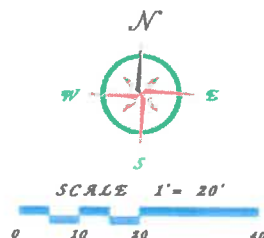
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This survey is not intended to be used in place of an ALTA/NSPS Land Title Survey, or to be used to remove the survey exceptions of a title insurance policy.



**ZONING REQUIREMENTS**  
VERIFY WITH MACKINAC ISLAND

ZONING DISTRICT = RS  
MINIMUM LOT WIDTH = 100'  
MINIMUM LOT AREA = 10,000 SQ FT  
SETBACKS: WATERFRONT = 60' FROM WATERS EDGE  
STREET = 40'  
SIDE = 20'



**BENCHMARK ENGINEERING INC.**

SURVEYORS • CIVIL ENGINEERS

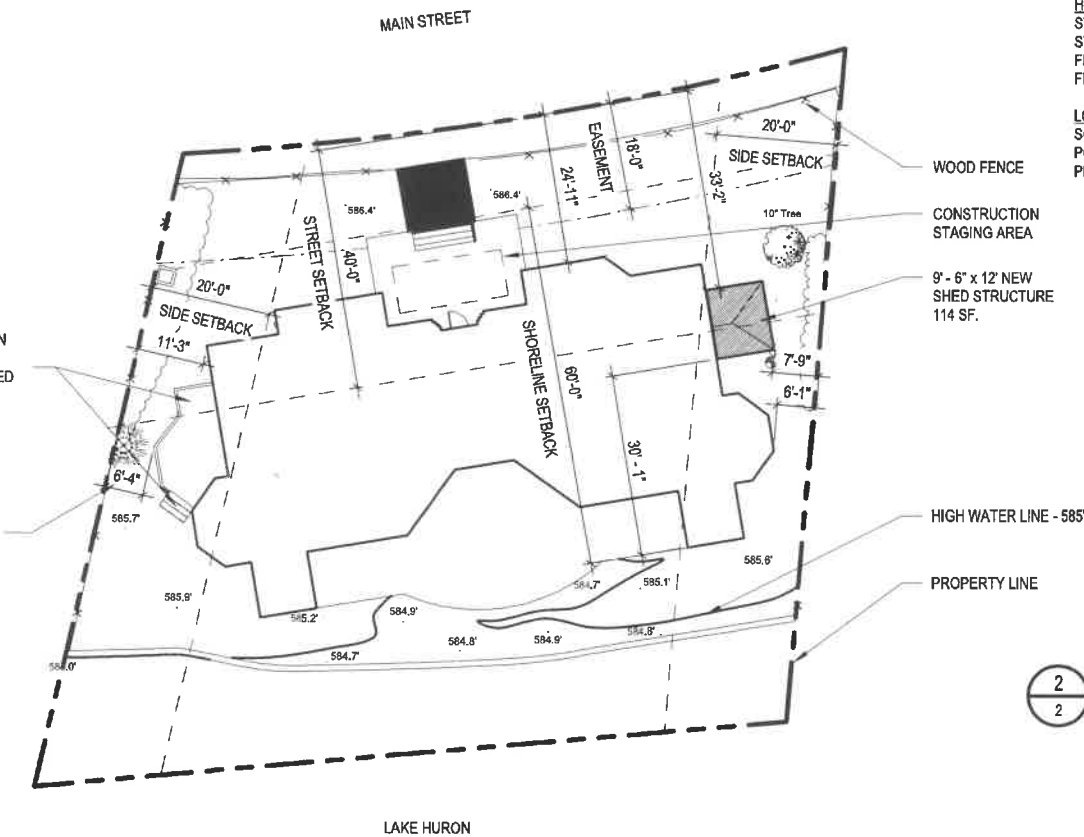
607 E. LAKE ST.  
HARBOR SPRINGS, MICHIGAN 49740  
PHONE (231) 326-2118 FAX (231) 326-7257  
benchmark607@gmail.com

Client : REDFER • DELMER  
Project Mgr : R.E. DELMER  
Drawn By : SLE  
Field By : WINTER-NEARY  
File : 322388 EASEMENTS.GRD  
Job # : 22-358  
Sheet # : 1 OF 1

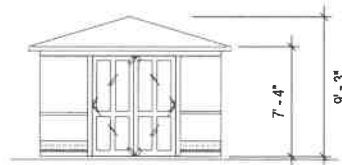
Date: (revisions) | by

20 OCTOBER 2022	

**EASEMENT SKETCH**  
LOT 7, ASSESSOR'S PLAT NO. 4



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	3,750 SF	3,550 SF	3,664 SF	
PORCHES AND DECKS)				
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, item.

2

SITE PLAN

GILMER

GILMER RESIDENCE  
RENOVATION

PC/HDC

2025.05.27

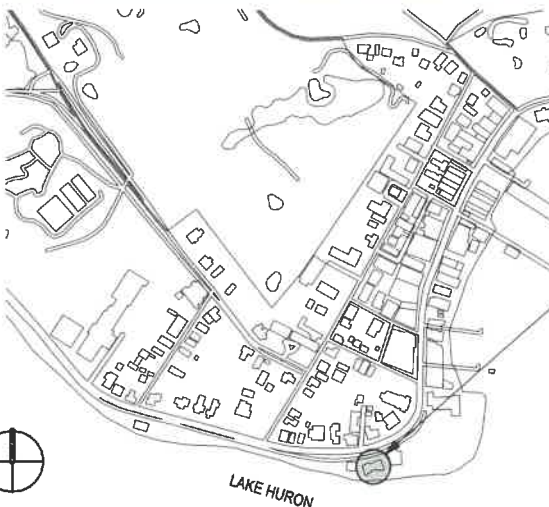
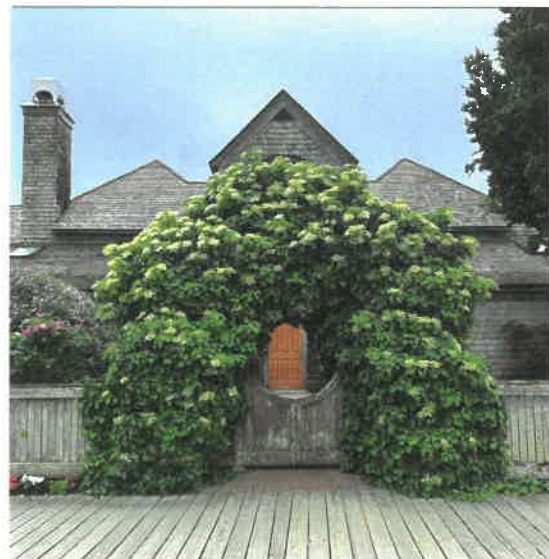
SCALE: As Indicated

HopkinsBurns

historia preservation  
communities by design

# 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

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### Requirements

MIN. LOT SIZE:	<u>REQ'D</u> 10,000 SF	<u>EXISTING</u> 12,500 SF		
<u>SETBACKS</u>				
FRONT YARD	<u>REQ'D</u> 40'	<u>EXISTING</u> 19' - 11"	<u>PROPOSED</u> NO CHANGE	<u>SHED</u> 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"				
<u>HEIGHT</u>				
STORIES MIN.	<u>ALLOWED</u> 1	<u>EXISTING</u> 2	<u>PROPOSED</u> NO CHANGE	<u>SHED</u> 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"
<u>LOT COVERAGE</u>				
SQ. FT. (INCLUDING PORCHES AND DECKS)	<u>ALLOWED</u> 3,750 SF	<u>EXISTING</u> 3,550 SF	<u>PROPOSED</u> 3,664 SF	
PERCENTAGE	30%	28.4%	29.3%	

GILMER

GILMER RESIDENCE  
RENOVATION

PC/HDC

HopkinsBurns

historics preserving  
community by design

0 COVER

2025.05.27

SCALE: As Noted