

20 Dec 2023

Building Department  
City of Mackinac Island, MI 49757

**Re: Proposed Stair and Front Deck Railings for 7450 Marshall Street (Unit 12), Mackinac Island**

Attached please find documents in support of installing railings on the front porch and steps of the referenced property in Edgewood.

Unit 12 is one of four Mackinac Island Community Foundation (MICF) properties recently constructed and sold in the Edgewood subdivision. Porch and step railings were not included in the original architectural plans. In the interest in safety, I am requesting approval to have railings added to both the steps and the porch. I am currently in the process of getting quotes for installation of the railings and will select a Mackinac Island licensed contractor to complete the project. Railings will be in keeping with other styles of railings currently on porches in the Edgewood neighborhood.

I request this proposal be reviewed and then submitted to the Planning Commission, or other city departments as may be required, for consideration and approval. Please let me know if any other documents or information are needed.

Thank you for your review, and I look forward to working with you and the city on this project.

Sincerely,

  
Kay Hoppenrath

(906) 847-3733

File No. B423.012.108  
Exhibit B  
Date 12-21-23  
Initials KP

RP

**MACKINAC ISLAND HOUSING CORPORATION CONDOMINIUM (A SITE CONDOMINIUM)**

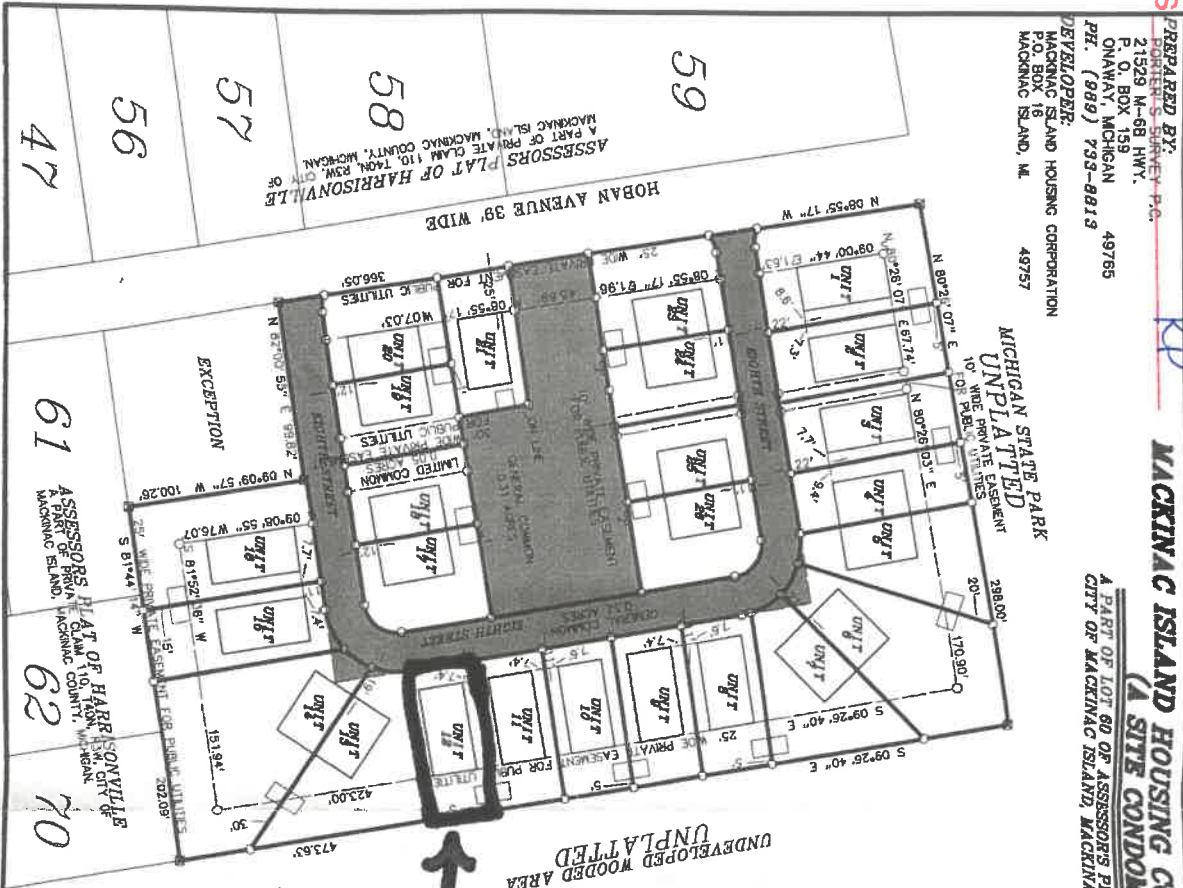
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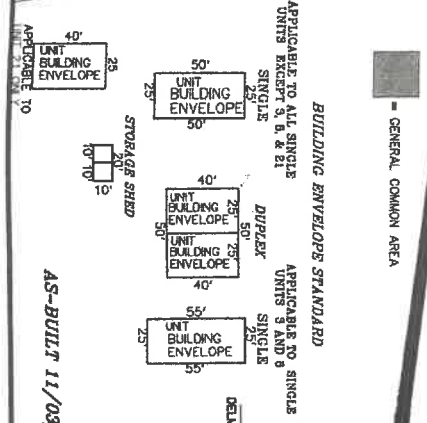
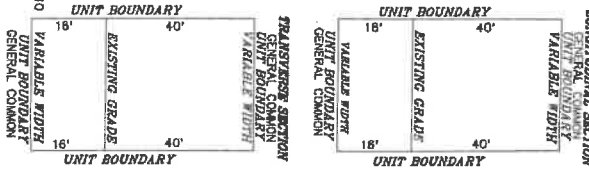
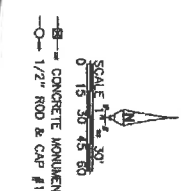
PREPARED BY: **DELMER E. PORTER P.A.**  
 21529 N-68<sup>TH</sup> W.  
 P.O. BOX 139  
 ONAWA, MICHIGAN 49755  
 PH. (989) 753-9813

DEVELOPER: **MACKINAC ISLAND HOUSING CORPORATION**  
 P.O. BOX 18  
 MACKINAC ISLAND, MI 49757

A PART OF LOT 60 OF ASSASSORS PLAT OF HARRISONVILLE  
 CITY OF MACKINAC ISLAND, MICHIGAN.



UNDEVELOPED WOODED AREA UNPLATTED



UNIT	AREA	ACREAGE
1	5622.1 sq. ft.	(0.13 acres)
2	3890.6 sq. ft.	(0.09 acres)
3	3903.4 sq. ft.	(0.09 acres)
4	3365.2 sq. ft.	(0.08 acres)
5	6573.0 sq. ft.	(0.15 acres)
6	6573.0 sq. ft.	(0.15 acres)
7	4074.7 sq. ft.	(0.09 acres)
8	3444.0 sq. ft.	(0.08 acres)
9	3445.3 sq. ft.	(0.08 acres)
10	3449.0 sq. ft.	(0.08 acres)
11	3451.7 sq. ft.	(0.08 acres)
12	3179.7 sq. ft.	(0.07 acres)
13	5567.9 sq. ft.	(0.13 acres)
14	8794.6 sq. ft.	(0.20 acres)
15	4107.8 sq. ft.	(0.09 acres)
16	5921.5 sq. ft.	(0.14 acres)
17	3616.3 sq. ft.	(0.08 acres)
18	3081.2 sq. ft.	(0.07 acres)
19	3041.8 sq. ft.	(0.07 acres)
20	3315.7 sq. ft.	(0.08 acres)
21	3142.0 sq. ft.	(0.07 acres)
22	3911.3 sq. ft.	(0.09 acres)
TOTAL	237,237 sq. ft.	5.43 acres

TOTAL PROJECT AREA - 3.00 ACRES  
 GENERAL COMMON AREA - 0.63 ACRES  
 LIMITED COMMON AREA - 0.00 ACRES  
 TOTAL UNIT AREA - 2.37 ACRES

NOTE:  
 UNIT 22 HAS BEEN CONVERTED TO  
 UNIT 23 AND UNIT 21 HAS BEEN ENLARGED.

Unit 12 (7450 Marshall)

**SITE PLAN**

DELMER E. PORTER P.S. # 15410

DATE

SHEET 3 OF 4

1

**SINGLE FAMILY HOMES**  
**MACKINAC ISLAND HOUSING CORP**  
**MARSHALL ST**  
**MACKINAC ISLAND, 49757**

ISSUED: **10/25/2021**

DESCRIPTION:  
NEW SINGLE FAMILY HOMES SITE PLAN LOCATIONS.  
SCALE: NTS

DEC 21 2023

**PLAN NOTES**

- ① EXISTING SINGLE FAMILY UNIT.
- ② EXISTING DUPLEX UNIT.
- ③ PROPOSED NEW SINGLE FAMILY UNIT AT UNIT #11.
- ④ PROPOSED NEW SINGLE FAMILY UNIT AT UNIT #12.
- ⑤ PROPOSED NEW SINGLE FAMILY UNIT AT UNIT #15.
- ⑥ PROPOSED NEW SINGLE FAMILY UNIT AT UNIT #16.
- ⑦ EXISTING ACCESSORY BUILDING.
- ⑧ PROPOSED NEW ACCESSORY BUILDING FOR NEW SINGLE FAMILY UNITS, BUILDING TO SERVE TWO SINGLE FAMILY UNITS.

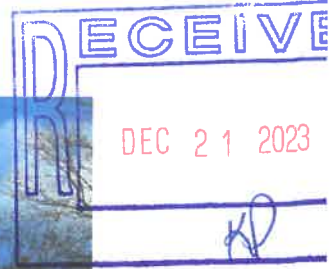
**GENERAL NOTES**

- 1. NEIGHBORHOOD IS EXITING AND HAS BEEN GRADED.
- 2. MINIMAL ALTERNATION TO EXISTING TOPOGRAPHY FOR GRADING AWAY FROM NEW SINGLE FAMILY UNITS.
- 3. NEW SINGLE FAMILY UNITS ELEVATIONS TO BE '1'-6" ABOVE EXTERIOR GRADE.
- 4. MAXIMUM HEIGHT OF SINGLE FAMILY UNITS AT 20' FROM FINISH FLOOR.

*Unit 12 (7450 Marshall)*



Unit 12 (7450 Marshall)



File No. R423-012-108  
Exhibit D  
Date 12.21.23  
Initials KR



Proposed Deck Rails

Proposed Step Rails

Representation of type of rails to be built on porch and steps

RECEIVED  
DEC 21 2023  
KP



Front View, Unit 12 (7450 Marshall)



File No. KP 012-108

Exhibit E

Date 12-21-23

Initials KP

