

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

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

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Section X, Itema.

0 COVER

2025.05.22

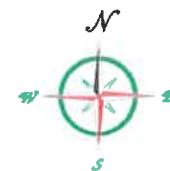
SCALE: As Noted

# 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

# 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" REROD, CAPPED = 3398.3	(C)	COMPUTED BEARINGS AND DISTANCE
□	ELECTRIC BOX / METER	(N)	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	---	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.

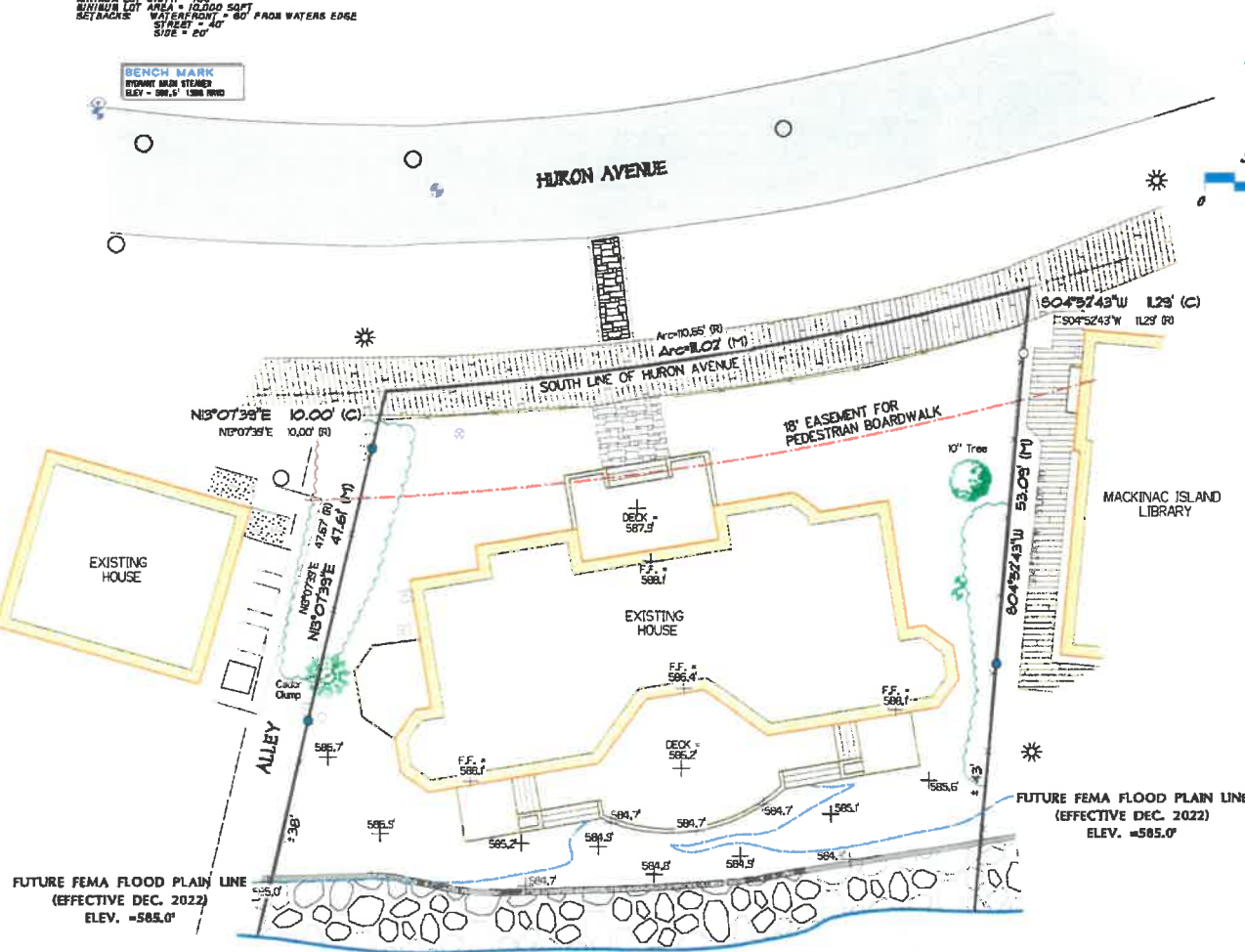
Bearings and distances shown on this map were taken from a Sketch of Survey, by James E. Young, P.S. 24626, for City of Mackinac Island, dated 24 April 1984.

This is a professional opinion concerning the location of the property boundaries depicted 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.

© COPYRIGHT 2022 BY BENCHMARK ENGINEERING INC.



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



**BENCHMARK  
ENGINEERING  
INC.**

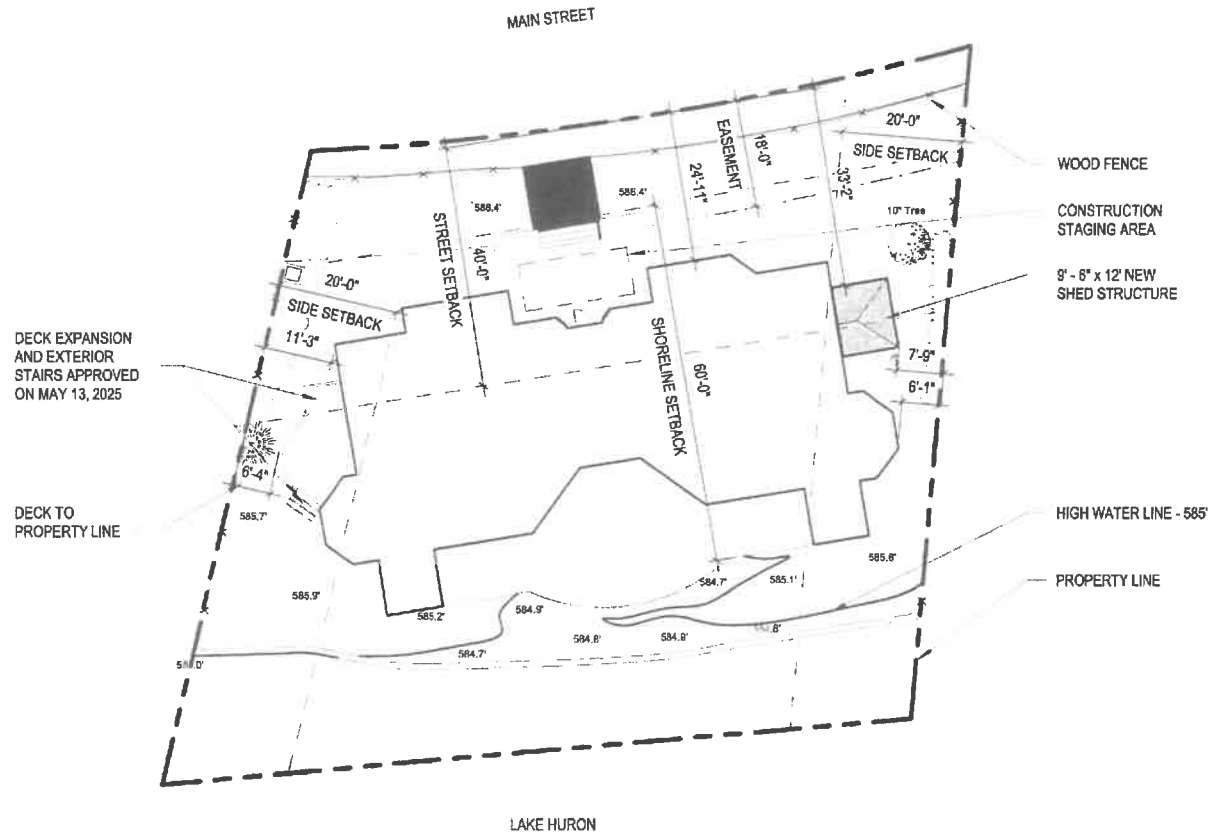
SURVEYORS • CIVIL ENGINEERS

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.T. 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, Items.

2  
SITE PLAN

GILMER

2025.05.22

SCALE: 1" = 20'-0"

GILMER RESIDENCE  
RENOVATION

PC/HDC

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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, Items

3  
PROPOSED

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RENOVATION  
PC/HDC

2025.05.22

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

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Historic preservation  
community by design



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



APPROVED DECK  
EXPANSION

NORTH ELEVATION - PROPOSED

ALIGN BAND WITH EXISTING  
DECK ON WEST ELEVATION

EXTERIOR SCONCE  
LIGHTING TO REMAIN

Section X, Items.

4

NORTH  
ELEVATION

GILMER

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RENOVATION  
PC/HDC

2025.05.22

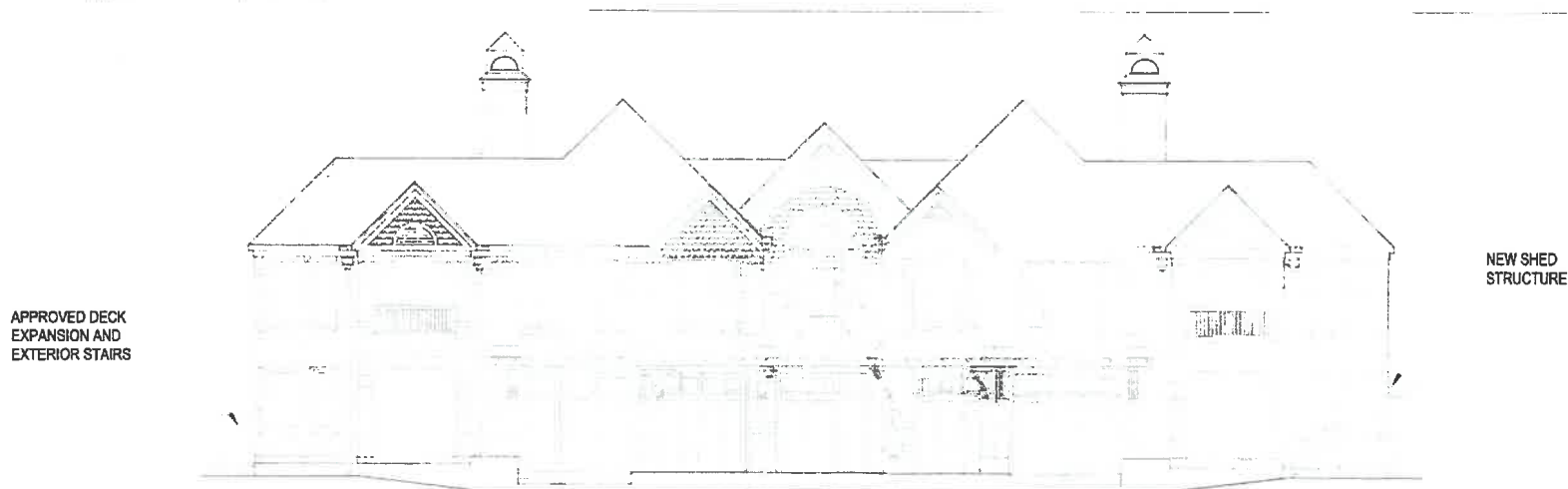
SCALE: As Noted

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SOUTH ELEVATION - PHOTOGRAPHS



SOUTH ELEVATION - PROPOSED

Section X, Items.

5

SOUTH  
ELEVATION

GILMER

2025.05.22

SCALE: As Noted

GILMER RESIDENCE  
RENOVATION

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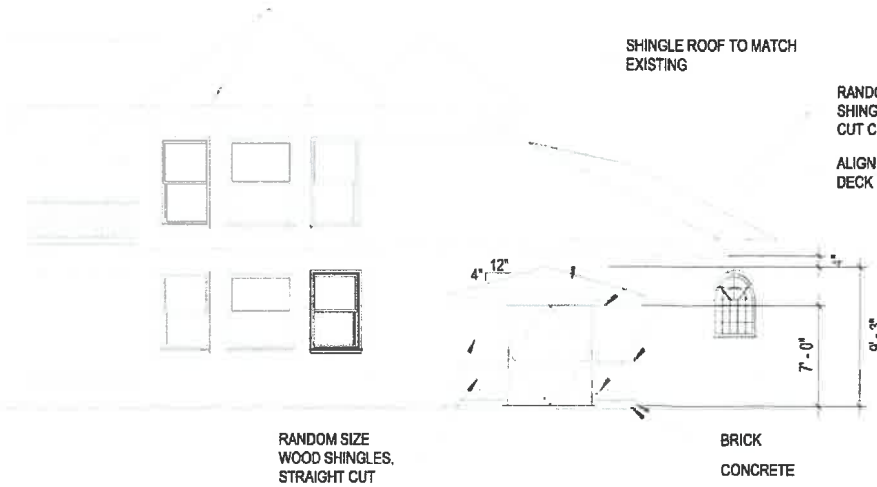
EAST ELEVATION - PHOTOGRAPHS



NEW SHED STRUCTURE  
LOCATION



PROFILE OF SHED ROOF  
TO MATCH EXISTING



EAST ELEVATION - PROPOSED



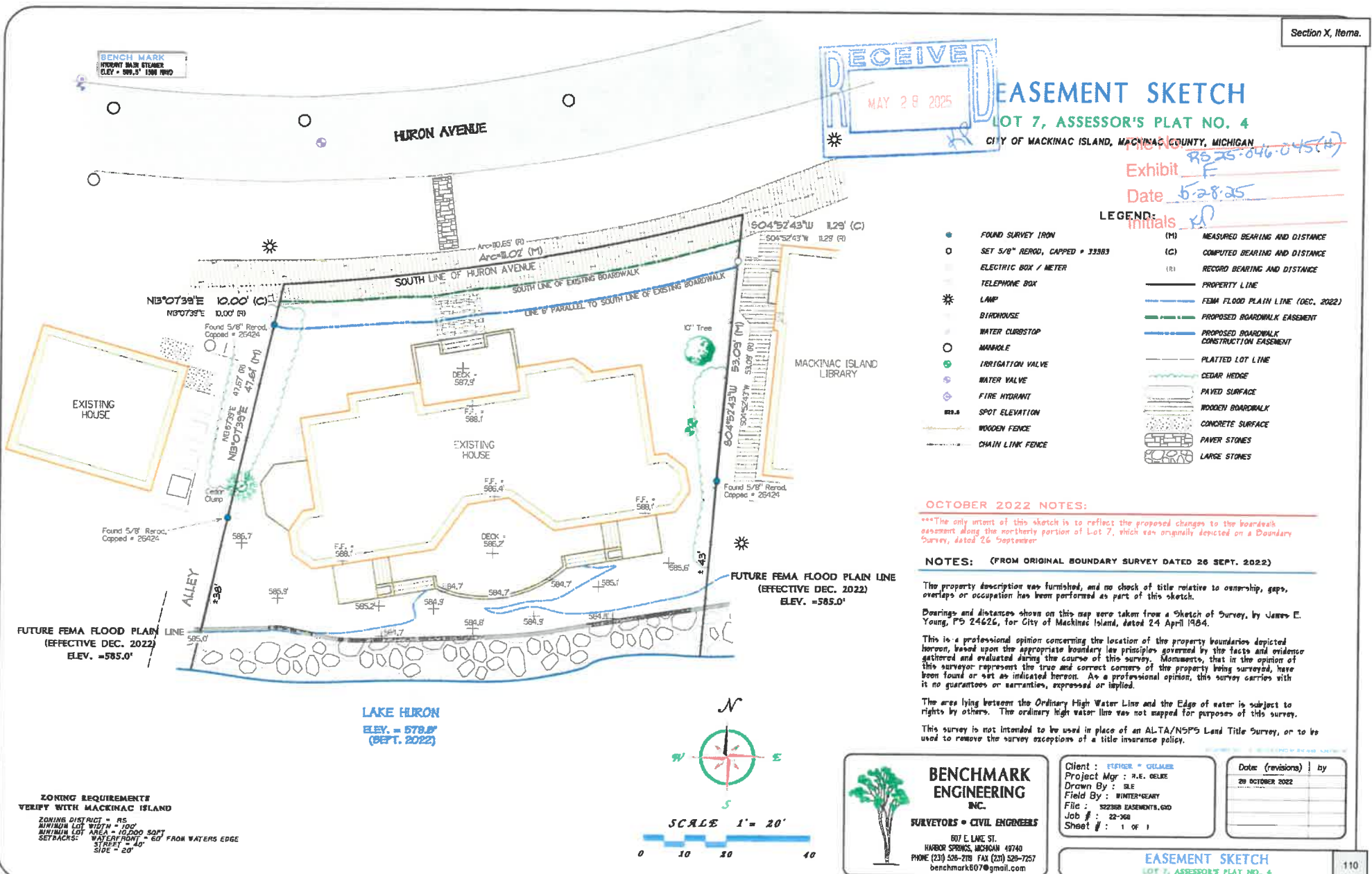


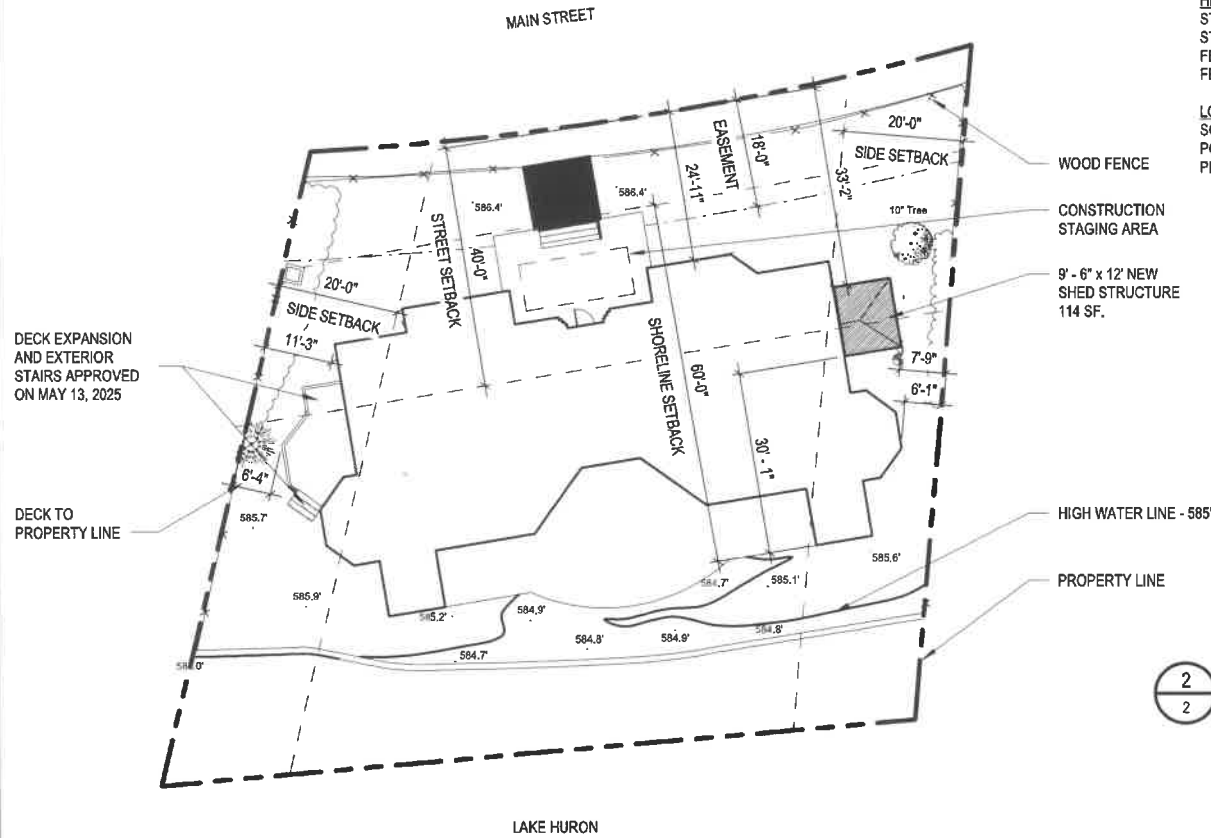
STREET CONTEXT VIEWS



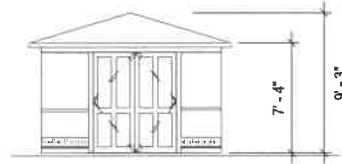
VIEWS OF HOUSE

Section X, Item.	
7	PHOTOGRAPH
GILMER	2025.05.22
	SCALE:
GILMER RESIDENCE RENOVATION PC/HDC	
HopkinsBurns historia preservation communities by design	
109	





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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

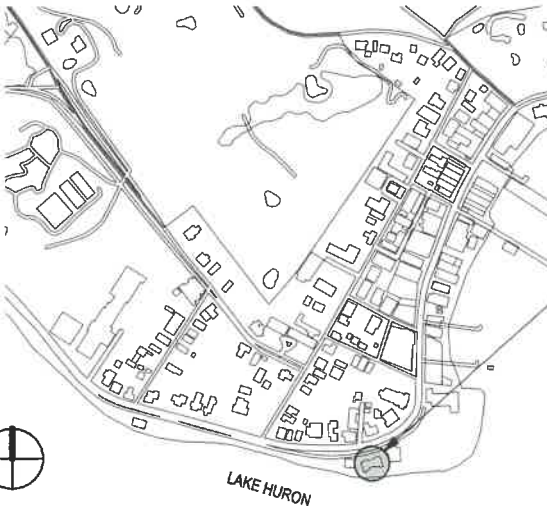
PC/HDC

2025.05.27

SCALE: As indicated

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PC/HDC


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Section X, Item.

0 COVER

GILMER

2025.05.27

SCALE: As Noted

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