

The INN At
STONECLIFFE
MACKINAC ISLAND
• 1904 •

Dear Mackinac Island Planning Commission,



Stonecliffe Properties Tulecki Project Addendum

Addendum Description:

Relocation of two mini split condensers from the north side (back) of Tulecki to the south (roadside) of the building due to terrain issues with the original proposed location. Jim Musick and Dennis Dombrowski discussed changes at Tulecki during field visit.

Description of effect on adjoining lands:

There is no negative effect on the adjoining lands.

Description of Operations:

Tulecki was issued a Certificate of Occupancy on Nov 22, 2022. Arborvitae trees were planted in front of south side condensers in May 2023.

Respectfully,



Kevin P. Doyle
Chief Operating Officer
Pulte Family Charitable Foundation
Stonecliffe Properties LLC

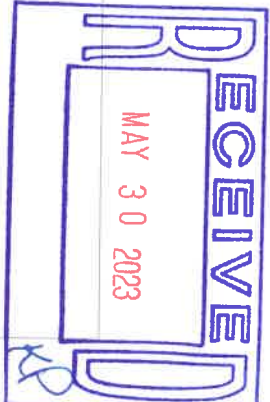
File No. R321.004.048
Exhibit Y
Date 5.30.23
Initials KP

File No. R321.004.048

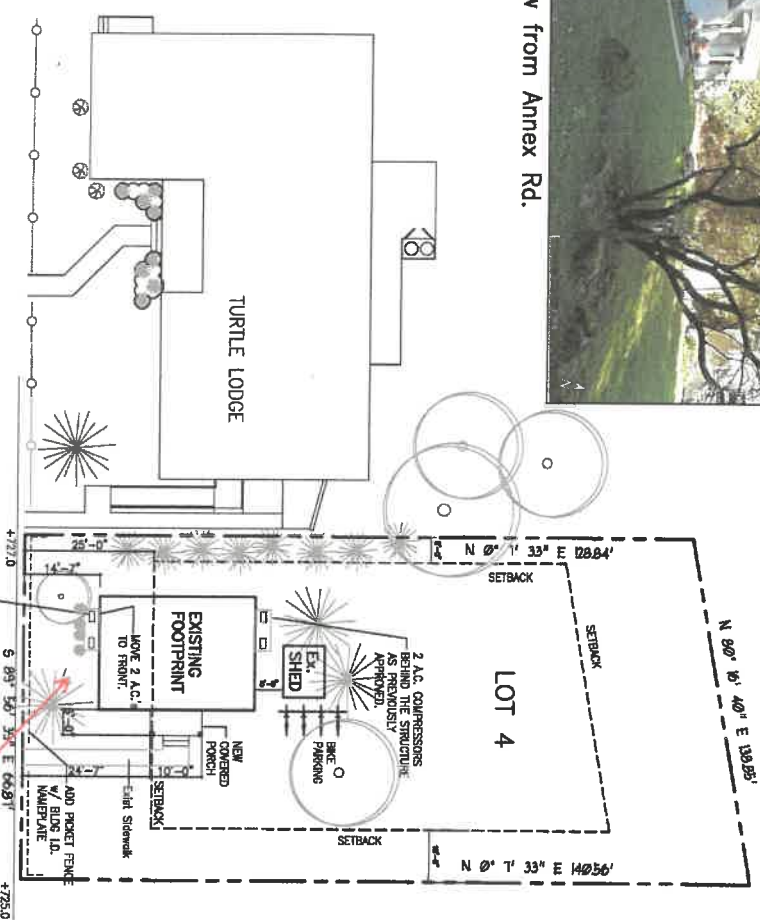
Exhibit Z

Date 5.30.23

Initials KD



East view from Annex Rd.



South view from Annex Rd.



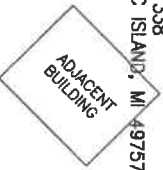
Tulecki Property Details:

Tax I.D. #051-630-004-10

ASSESSOR'S PLAT OF HARRISONVILLE A PORTION OF LOT 4 DESC AS: BEG AT SW COR OF LOT 4 TH N 0 DEG 03'33" W 128.84 FT TO NW COR OF LOT 4 TH N 80 DEG 16'40"E 67.86 FT ALG N LINE OF LOT 4 TH S 0 DEG 03'33"W 140.36 FT TO S LINE OF LOT 4 TH N 89 DEG 56'39"W 66.87 FT TO POB. PART OF LOT

Property Address:
2172 Annex Rd.
MACKINAC ISLAND, MI, 49757

Owner:
STONECLIFFE PROPERTIES LLC
PO BOX 338
MACKINAC ISLAND, MI 49757-0338



TULECKI COTTAGE:

PROJECT: REPLACEMENT OF ENTRY PORCH, ADDITION OF AIR CONDITIONING CONDENSERS, REPLACEMENT OF WINDOWS, ADDITION OF PICKET FENCE.

ZONING: R-3

SITE AREA = 9.014 s.f. = 0.207 ACRES

ALLOWABLE IMPERVIOUS LOT COVERAGE = 40% = 3,605 SF MAXIMUM
ACTUAL IMPERVIOUS LOT COVERAGE = 948 s.f. = 11.0% **IMPERVIOUS COVERAGE INCREASED BY 48 S.F.**

ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE = 4 ALLOWED
ACTUAL DENSITY = 4 DWELLING UNITS

2 A.C. COMPRESSORS MOVED FROM REAR TO FRONT, SET ON A METAL STAND ON A CONCRETE PAD, SCREENED BY SHRUBS

NEW SHRUBBERY IN FRONT OF STREET FACING A.C. COMPRESSORS. METAL STAND ON CONCRETE PAD.

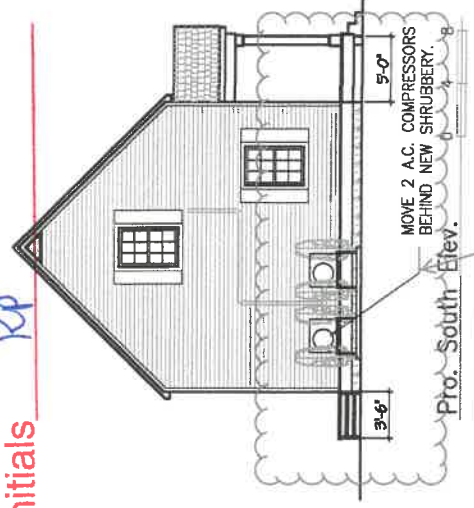
SITE PLAN 0 20 40

Richard Clements Architect, PLLC 1020 Mackinac Island Oscoda, MI 57059 48046-0209		TULECKI COTTAGE IMPROVEMENTS 2172 ANNEX RD. MACKINAC ISLAND, MI		date: May 30, 2023 date: Aug. 24, 2021	drawn: A1.0
980-376-3061		PROJECT: 2124-T		PROJ. PHASE & DESIG.	DATE: 05/30/23

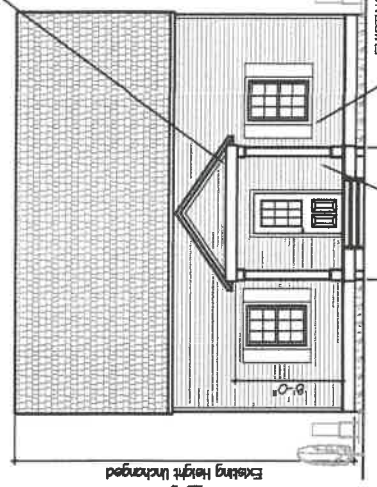
File No. R321-004-048
Exhibit AA
Date 5-30-23

Initials KP

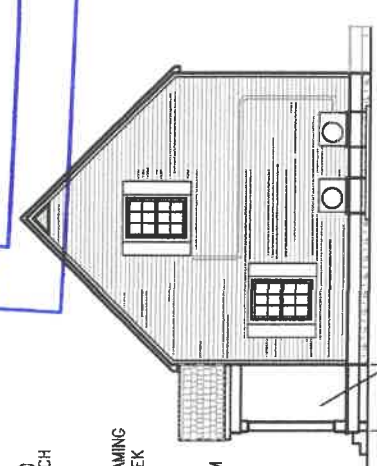
RECEIVED
MAY 30 2023



Pro. South Elev.



Pro. East Elev.



Pro. North Elev.

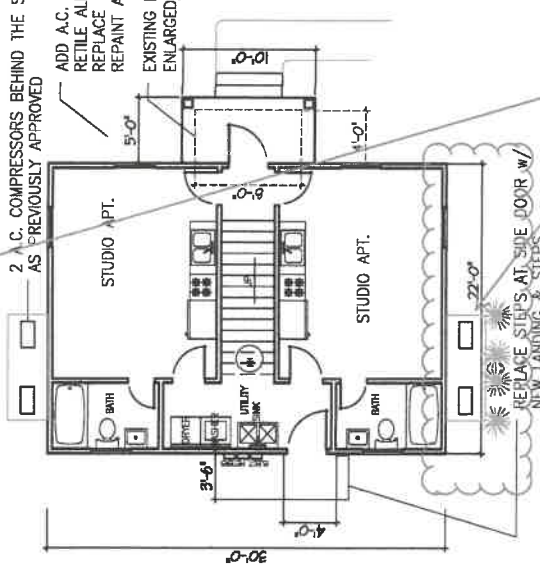
ADD A.C. TO ROOMS.
RETILE ALL BATHS.
REPLACE FIXTURES.
REPAINT ALL WALLS & CEILINGS.

EXISTING PORCH TO BE
ENLARGED/REPLACED

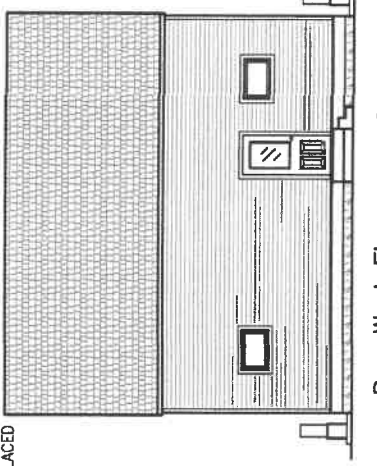
2 A.C. COMPRESSORS BEHIND THE STRUCTURE
AS PREVIOUSLY APPROVED

REPLACE STEPS AT SIDE DOOR w/
NEW LANDING & STAIRS.
MATCH PORCH CONSTRUCTION

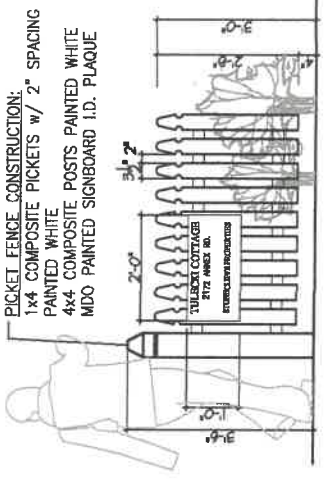
PRO. 1st Floor Plan



Pro. 1st Floor Plan



Pro. West Elev.



Pro. Picket Fence

date: May 30, 2023
date: May 5, 2022
date: Aug. 24, 2021
date: July 24, 2021
project: 2124-T

2 A.C. COMPRESSORS MOVED FROM
REAR TO FRONT, SET ON METAL
STANDS ON A CONCRETE PAD,
SCREENED BY SHRUBS

Richard Clements Architect, PLLC
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Cape May, NJ 08204
richard@rclements.com 908-378-3581

TULECKI COTTAGE
IMPROVEMENTS
2172 ANNEX RD.
MACONAC ISLAND, MI

sheet: A1.2
Pro. Plans & Elev.'s