

CORNER COTTAGE RENOVATION
PLANNING COMMISSION AND HISTORIC
DISTRICT COMMISSION SUBMITTAL

OWNER: GMHI CORNER HOLDINGS LLC
CONTACT: MICHAEL MCHALE
404.295.3568
PROPERTY ADDRESS: 7714 MAIN ST.
MACKINAC ISLAND, MI 49757
PARCEL #: 051-575-067-00

Project Description
This project involves minor modifications to contributing buildings to the West End Historic District. Use of the Cottage to be changed from Single Family Residential to Hotel for short-term guest use as a single unit with 5 bedrooms. The cottage will be rented to one entity as a suite with five bedrooms. Bedrooms will not be rented as separate hotel rooms. Interior to be renovated, including barrier free access to the first floor and integration of a fire suppression system. Exterior ADA-compliant walk and other building-access walks to be added to the site. Apartment and Hotel Support uses to be separated in Kennel Building including adding a new access door to the first floor and adding fire suppression.

Zoning
ZONING DISTRICT: MD-MARKET

Requirements

MIN. LOT SIZE:	REQ'D 5,000 SF	EXISTING 39,578 SF	
SETBACKS	ALLOWED	EXISTING	PROPOSED
CORNER COTTAGE:			
FRONT YARD	10'	61'-7"	NO CHANGE
SIDE YARD	10'	55'-8"	NO CHANGE
REAR YARD	15'	55'-1"	NO CHANGE
KENNEL BUILDING:			
FRONT YARD	10'	160'-3"	NO CHANGE
SIDE YARD	10'	36'-4"	NO CHANGE
REAR YARD	15'	3'-9"	NO CHANGE*

*NON-CONFORMING CONDITION IS NOT INCREASED

HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MIN.	N/A	2	NO CHANGE
STORIES MAX.	2.5	2	NO CHANGE
FEET MIN.	12'	29'	NO CHANGE
FEET MAX.	30'	29'	NO CHANGE

LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT.	13,852 SF (35%)	4,971 SF (13%)	5,978 SF (16%)
CHANGE TO CURRENT IMPERMEABLE SURFACE PERCENTAGE: +3% (1,007 SF)			

ROOMS	ALLOWED	EXISTING	PROPOSED
QUANTITY	11	N/A	5
NUMBER OF ALLOWABLE ROOMS = 4,917 GROSS BUILDING SF/450 SF			
NOTE: "ROOMS" DEFINED HERE ARE BEDROOMS IN THE COTTAGE			

OFF-STREET	REQUIRED	EXISTING	PROPOSED
BIKE PARKING	1 / BEDROOM	N/A	5

Sheet List

GENERAL	
0	COVER
1	SURVEY
2	SITE PLAN
2A	SITE PLAN
3	EXISTING
4	EXISTING
5	NEW WORK
6	NEW WORK
7	ELEVATIONS
8	ELEVATIONS
9	ELEVATIONS
10	ELEVATIONS
11	ELEVATIONS
12	CONTEXT
13	CONTEXT
14	CONTEXT

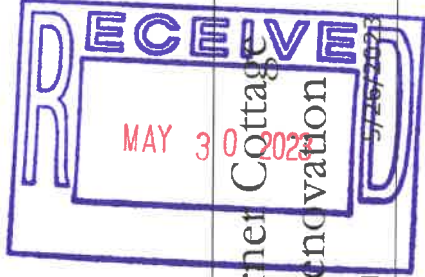
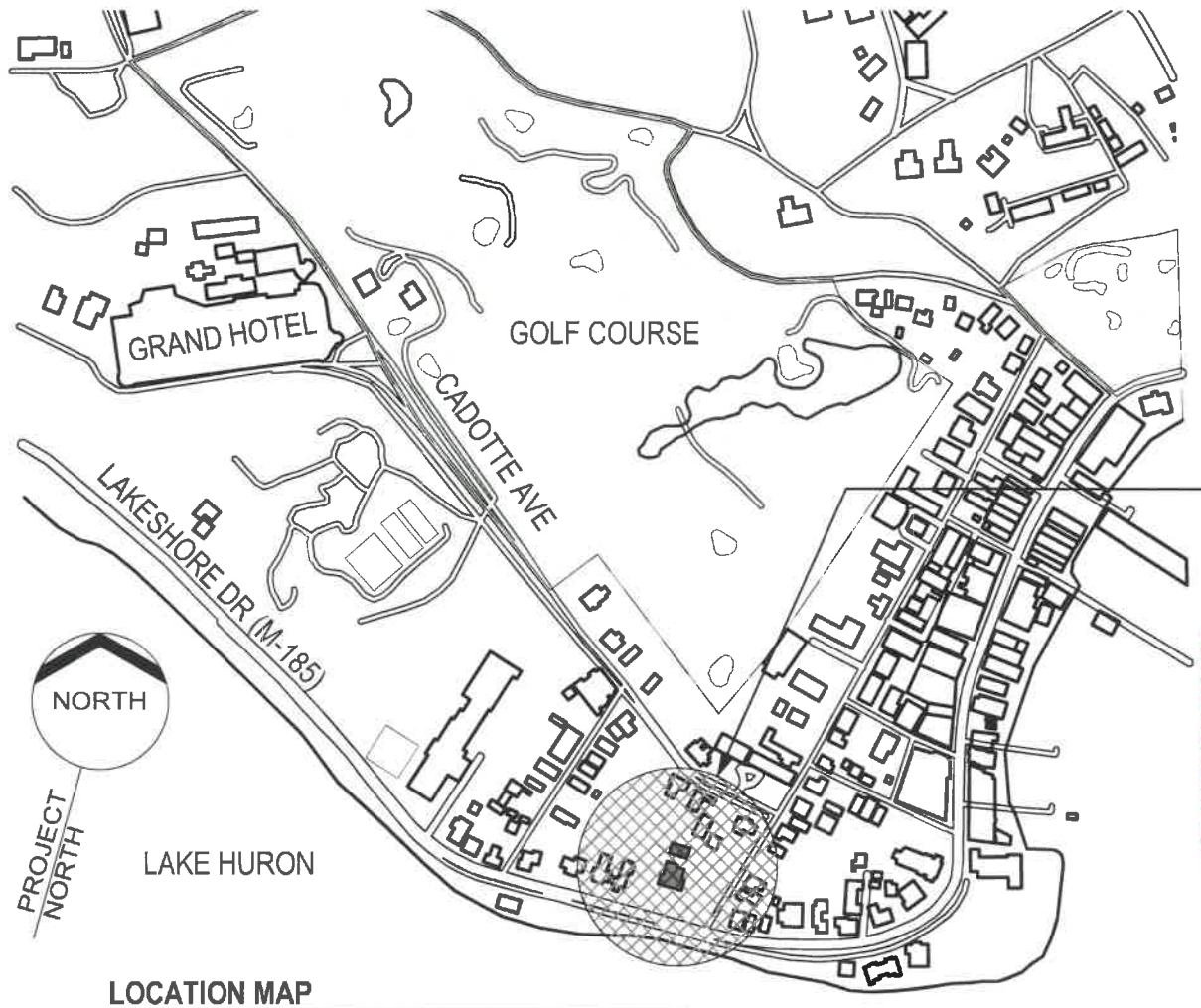
Legal Description
(Per Near North Title Group, Commitment No. MI2204666, with Commitment Date of May 19, 2022)
Situated in the City of Mackinac Island, Mackinac County, Michigan:
PARCEL 1
Lot 14, Block 5 of Assessors Plat 4, said plat recorded in Liber 2 of Plats, page 51, in the office of the Register of Deeds for Mackinac County.

Exhibit J
Date 5.30.23
Initials KP

AREA OF WORK.
EXISTING RESIDENCES.
SEE SITE PLAN.
PARCEL: 051-575-067-00

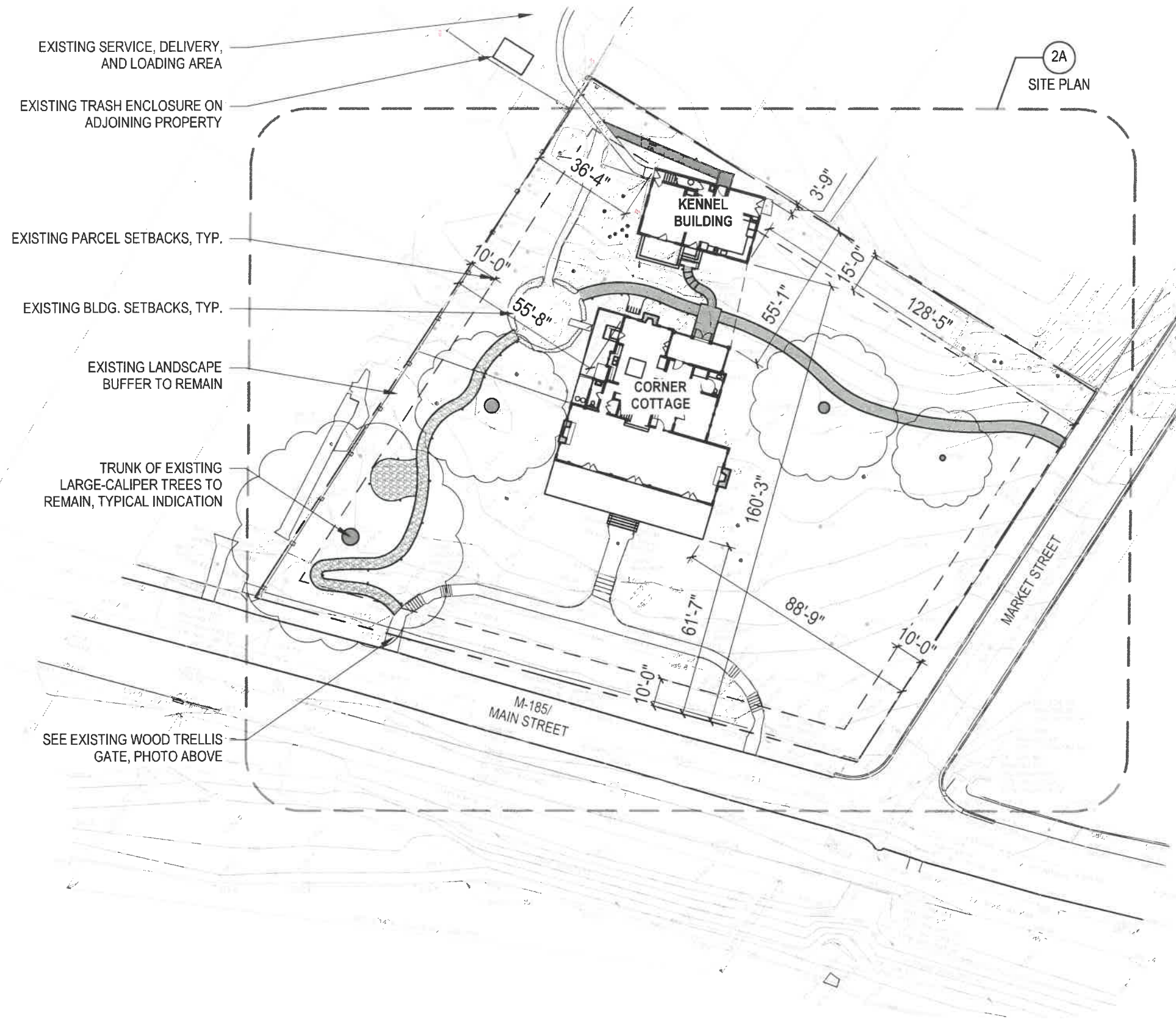
THIS AMENDMENT IS TO CLARIFY
USE, AND TO SWING PORTAL GATE
INTO PROPERTY AND NOT INTO
M-185 R.O.W.

ARCHITECT
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Planning Commission
and
Historic District Commission

HopkinsBurns
DESIGN STUDIO
historic preservation
communities by design



EXISTING WOOD TRELLIS GATE
NO SCALE

- SITE IMPROVEMENTS:**
- PROVIDE NEW 4' WIDE SLOPING ADA-COMPLIANT BRICK PAVER SIDEWALK FROM EXISTING GATE AT MARKET STREET TO NEW ADA-COMPLIANT BRICK STOOP. CONTINUE 4' WIDE ADA-COMPLIANT WALK TO EXISTING CIRCULAR HEDGE SPACE.
 - PROVIDE NEW ADA-COMPLIANT BRICK STOOP AT EXISTING NORTH SCREENED PORCH
 - PROVIDE NEW 3' WIDE STEPPED BRICK PATH TO EXISTING SOUTH STOOP OF THE KENNEL BUILDING.
 - REMOVE EXISTING FENCE BETWEEN BUILDINGS, EAST SIDE.
 - INSTALL NEW 3' WIDE CONCRETE WALK NORTH OF THE KENNEL BUILDING.
 - PROVIDE NEW 4' WIDE ADA-COMPLIANT FLAGSTONE WALK FROM WEST MAIN STREET PORTAL GATE TO CIRCULAR HEDGE SPACE, MODIFY GATE TO BE ADA-COMPLIANT
 - PRESERVE AND MAINTAIN EXISTING LARGE-CALIPER TREES.



SITE PLAN - OVERALL
1" = 40'-0" SCALE