



## **CITY OF CHELSEA**

### **ZONING BOARD OF APPEALS AGENDA APRIL 16, 2014, 5:00 P.M. CITY MUNICIPAL BUILDING COUNCIL CHAMBERS 311 SOUTH MAIN ST. CHELSEA, MI 48118**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

Approval of the Minutes for the October 16, 2013 ZBA Meeting.

#### **NEW BUSINESS**

An application has been filed by RICK AND JAMIE BRANDON of 215 JEFFERSON ST. CHELSEA, MI for a variance from the requirements of Section 4.05 C(2)(a) of Ordinance No.166 (Zoning Ordinance), to allow the construction of a 6 ft wide wrap around porch that extends 4.5 feet into the front yard setback.

**TAX CODE: # 06-06-12-401-013  
215 JEFFERSON ST., CHELSEA, MI**

Motion needed for 2014 ZBA meeting day, time, and place.

#### **ADJOURNMENT**



# CITY OF CHELSEA

## Zoning Board of Appeals Meeting Minutes

April 16, 2014

Council Chambers

311 S. Main Street, Chelsea, MI

Members Present: Tom Osborne (Chairman), Charles Schauer, Jasen King (Alternate), and Marcia M. White

Others Present: James Myles (City Council Representative), Christine Linfield, Rick & Jamie Brandon, Scott EcElrath

Chairman Osborne called the meeting to order at 5:00 pm.

Chairman Osborne read the draft minutes from the October 16, 2013 ZBA meeting.

Motion by King, seconded by White, to approve the minutes of September 18, 2013 meeting as read. Motion passed all ayes.

### **Item 14-01:**

Request by Rick & Jamie Brandon for a variance from the requirements of Section 4.05 C(2)(a) of Ordinance No. 166 (Zoning Ordinance), to allow the construction of a 6 ft wide wrap around porch that extends 4.5 feet into the front yard setback at 215 Jefferson Street.

The proposed porch is an extension of an existing 6 ft wide covered front porch. The existing porch encroaches 4.5 feet into the front yard setback and is a legal non-conforming structure due to the fact that it was constructed prior to the adoption of the Zoning Ordinance. The proposed porch extension will not encroach any further into the front yard setback than the existing porch.

Motion by Schauer, second by King to grant the variance request due to the fact that the proposed porch will not extend any further into the front yard setback than the existing porch and that by granting the variance it will remove the legal nonconformity of the existing porch which was built prior to the ordinance being adopted. Motion passed all ayes.

Motion by Schauer, second by White to approve the 2014 ZBA meeting schedule for 5:00

pm, the third Wednesday of each month at the Chelsea Municipal Building Council Chambers located at 311 S. Main Street.

Motion by White, second by King to adjourn the meeting at 5:13 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Christine Linfield". The signature is written in a cursive, flowing style.

Christine Linfield  
Planning, Engineering, Zoning & Community Dev. Dir.



## CITY OF CHELSEA

### **Zoning Board of Appeals Meeting Minutes October 16, 2013 Council Chambers 311 S. Main Street, Chelsea, MI**

Members Present: Tom Osborne, Charles Schauer, Charles Burgess, Jasen King,

Others Present: Marcia Parker-White (City Council Representative), Christine Linfield, Charles Bridges and Jerry Bridges

Chairman Osborne called the meeting to order at 7:00 pm.

Chairman Osborne read the draft minutes from the September 18, 2013 ZBA meeting.

Motion by Schauer, seconded by Jasen King, to approve the minutes of September 18, 2013 meeting as read. Motion passed all ayes.

**13-08 Lloyd Bridges Traveland** : Representing Lloyd Bridges Traveland, Jerry Bridges gave a presentation to the Board regarding his need to replace his existing free standing sign with a new 5'x7' LED sign. The current sign was allowed per approved ZBA variance (#97-02) granted on 3/19/97 and is a message board sign with five rows of text which can be manually changed with plastic lettering. Due to ever changing stock inventory, his business needs to be able to advertise available RV models, product logos and sale items. Due to height of the free standing sign, using a ladder to manually change the text has become a safety issue for himself and his employees. He wants to remove this safety issue by having the sign programmable from the ground. Also, there is maintenance concerns over mold build-up between the existing plastic lettering and sign.

Mr. Bridges presented to the Board that he would like to install a 5'x7' LED sign at the same location as the manual message board sign. The size would remain the same but the sign would be orientated horizontally instead of vertically. Mr. Bridges also stated that the sign will not be programmed to be flashing or blinking, it will also be a colored sign instead of the bright red text on a black background. Mr. Bridges handed out sample messages that he would like to post on the LED sign. He stated that all he wants is a functional sign for his business that is safe to change for his employees.

Motion by Charles Schauer, second by Charles Burgess, to grant the variance request with the following conditions; the maximum dimensions be 5'x7' as granted in previous

variance (#97-02), the time between message changes cannot be less than 24 hours, no scrolling or flashing messages allowed and the sign cannot be used for off-site advertising or community events. All ayes, motion passed.

Motion by Charges Burgess, second by Charles Schauer to change the meeting location to the new city council chambers located at 311 S. Main Street. All ayes, motion passed.

Motion by Charles Schauer, Jasen King to adjourn the meeting at 5:34 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Christine Linfield".

Christine Linfield  
Planning, Engineering, Zoning & Community Dev. Dir.



## CITY OF CHELSEA

### NOTICE OF VARIANCE HEARING

An application has been filed by RICK AND JAMIE BRANDON of 215 JEFFERSON ST. CHELSEA, MI for a variance from the requirements of Section 4.05 C(2)(a) of Ordinance No.166 (Zoning Ordinance), to allow the construction of a 6 ft wide wrap around porch that extends 4.5 feet into the front yard setback.

**TAX CODE: # 06-06-12-401-013**  
**215 JEFFERSON ST., CHELSEA, MI**

Pursuant to the procedure for a variance request: a Notice of Hearing shall be given and will be served personally or by mail at least fifteen (15) days prior to the date of such hearing, upon the party or parties making the request for appeal, and all owners of record of property and occupants of property located within three-hundred (300) feet of such premises in question.

You are herein notified that a hearing will be held by the Chelsea Zoning Board of Appeals on Wednesday, April 16, 2014 at 5:00 o'clock P.M. or as soon thereafter as possible, in the Chelsea Municipal Building (Council Chambers) located at 311 S. Main Street, to consider objections to said request.

The petition is on file in the office of the Planning and Zoning Department, 305 S. Main St., Suite 100, Chelsea and may be examined prior to the date of the hearing.

Persons requiring reasonable accommodations to disabilities in order that the hearing be accessible to them, are requested to notify the Zoning Board of Appeals Chairman no later than five (5) business days prior to the date of the hearing of such disability.

**DONALD T. OSBORNE, CHAIRMAN**  
**ZONING BOARD OF APPEALS**

**Zoning Boards of Appeals Application**  
**City of Chelsea**  
**Washtenaw County, Michigan**

Date March 14, 2014

APPLICANT(S) NAME (print) Rick + Jamie Brandon

APPLICANT(S) ADDRESS 215 Jefferson St.

Chelsea PHONE# 734.355.3295

Type of Appeal – The Appeal made herewith is for:

- A Variance from the Zoning Ordinance  
 An interpretation of the Zoning Ordinance

For the following reasons: We would like to construct a larger front porch.

**NOTE:** By signing this appeal application, you are stating that you have had the opportunity to read the Automatic Stay Rule governing the Board of Review's decision and that you understand the rule.

Date: 3/14/14 Applicants signature: Richard Abram Jamie J. Brandon

THE APPLICANT(S) ARE:  OWNER(S) OF THE PROPERTY INVOLVED.  
 ACTING ON BEHALF OF THE OWNER(S) OF PROPERTY INVOLVED.

Fee received: \$ 225 by the Planning & Zoning Inspector Christine Infield

**For Variances from the Zoning Ordinance**

Address of the Property involved: 215 Jefferson

Indicate the provisions(s) of the Zoning Ordinance that are being addressed in this appeal. **DO NOT** Quote the Ordinance. Indicate the Article, Section, Subsection and Paragraph in question:

Section 4.05 (c)(2)(4) - FRONT YARD minimum

**For Applications for Appeal of the Interpretation of the Zoning Ordinance**

PLEASE PRINT OR TYPE (If additional space is needed use the back or a separate sheet)

I/We \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ Hereby appeal to the Zoning Board of Appeals from the decision of the Zoning Inspector on Application No. \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_, whereby

- ( ) A Zoning Compliance Permit was ( ) Granted ( ) Denied
- ( ) A Certificate of Occupancy was ( ) Granted ( ) Denied

To: \_\_\_\_\_

Address of the Property involved: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Indicate the provisions(s) of the Zoning Ordinance that are being questioned or addressed in this appeal. **DO NOT** Quote the Ordinance. Indicate the Article, Section, Subsection and Paragraph in question:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FOR ZONING BOARD OF APPEALS USE ONLY**

At the meeting of the Zoning Board of Appeals on \_\_\_\_\_20\_\_\_\_\_, the appeal described on this form was considered and the Board determined that the

- ( ) Zoning Compliance Permit
- ( ) Certificate of Occupancy

was ( )Granted or ( )Denied for the following

reasons: \_\_\_\_\_



215 Jefferson St.  
Chelsea, MI 48118  
March 14, 2014

City of Chelsea  
c/o Christine Linfield and Zoning Board of Appeals  
305 S. Main St., Suite 100  
Chelsea, MI 48118

Re: Variance Request for 215 Jefferson St., for April 16, 2014  
Legal Description: Lot 3, Block 21, Elisha Congdon's Third Addition, as  
recorded in Liber 60 of Deeds, Pages 674 and 275, Washtenaw County Records  
Tax ID: 06-06-12-401-013

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Dear City of Chelsea:

Enclosed is our application for zoning variance for 215 Jefferson St. We are submitting this request in order to obtain approval for construction of a front porch.

As you know, Section 12.08 of the Chelsea Zoning Ordinance authorizes the ZBA to grant a variance where the strict application of the regulations would result in "peculiar or exceptional practical difficulties to, or exceptional undue hardship upon the owner" as the result of conditions that are no fault of the owner.

After having lived in Sylvan Township for more than ten years, we wished to live in the older part of the village with our infant son. We recently purchased this home and intend to substantially renovate it (zoning for the first phase has been approved, and permits pulled). Before we complete the renovation we would like to add a covered front porch.

Our home was constructed in its current location in about 1900, and we estimate that the current front porch was constructed in about 1920. As is true with most of the neighborhood, the house was placed relatively close to the street prior to the enactment of any zoning ordinances, so the current circumstances do not result from our actions. We simply find ourselves in a position that in 1900 the home was placed nearly at a setback (about 22') that would, many years later, be chosen as the minimum setback in our zoning ordinance, making problematic the addition of a porch. If the home had a front porch of this type before, for whatever reason it was removed.

Currently, the home has a small covered porch of about 35-40 square feet that serves only as a landing at the front door. This existing porch is set back 15'6" from the south property line, as shown in the included drawings. We propose to extend the porch toward the east side of the home and then wrap back toward the back of the home, as shown. The front portion of the proposed new porch would be even with the existing small porch – i.e., it would have the same six-foot depth as the current porch (the portion on the east side of the house would be a bit deeper at about 8'10") and would also be set back 15'6" from the south property line.

Because the proposed porch would be within the 20-foot setback required by the zoning ordinance, we know that we do not have a right to build the porch. However, we are requesting a variance because a front porch is a feature consistently found on homes of this era, and it has been our strong desire to have a front porch to fully enjoy the front side of the home that overlooks one of our great village streets.

While there would have been some advantages to increasing the depth of the proposed porch in comparison to the existing small porch, we have planned the proposed porch with an eye to keeping the variance to a minimum. As a result, the proposed porch would bring the home no closer to the south lot line, and would have the same six-foot depth as the current porch.

Given the setback requirements, one might consider adding only the portion of the proposed porch that is on the east side of the home, but this presents the practical difficulty of our being unable to access the porch directly from the front door. In addition, we believe that such a design would look unusual, and could harm, as opposed to help, the look of the neighborhood.

The granting of a variance will not confer on us any special privilege that is denied to other homes in this district. Many of the homes in the neighborhood have similar porches in similar situations.

If approved, we would be tastefully construct the porch with a design typical to the homes in this area of Chelsea, a simple structure made of wood to match the age of the home. As you can see from the attached photographs, the porch would fit nicely into the neighborhood, as our home would not be noticeably closer to the sidewalk than any other home.

We also are including a survey of the property and a draft of the Zoning Compliance application that we would submit to the zoning director if this variance is granted.

We are happy to answer any questions in advance of the ZBA meeting on April 16. We will within the next week be notifying at least our immediate neighbors and will report in the ZBA meeting any comments that we receive (but will suggest that they might contact you directly).

Thank you for considering our request.

Respectfully submitted,



Rick and Jamie Brandon

/rb

Encl. (photos, drawings, survey, draft Zoning Compliance application, check)

215 Jefferson St.  
Front:



215 Jefferson  
Facing west on driveway:



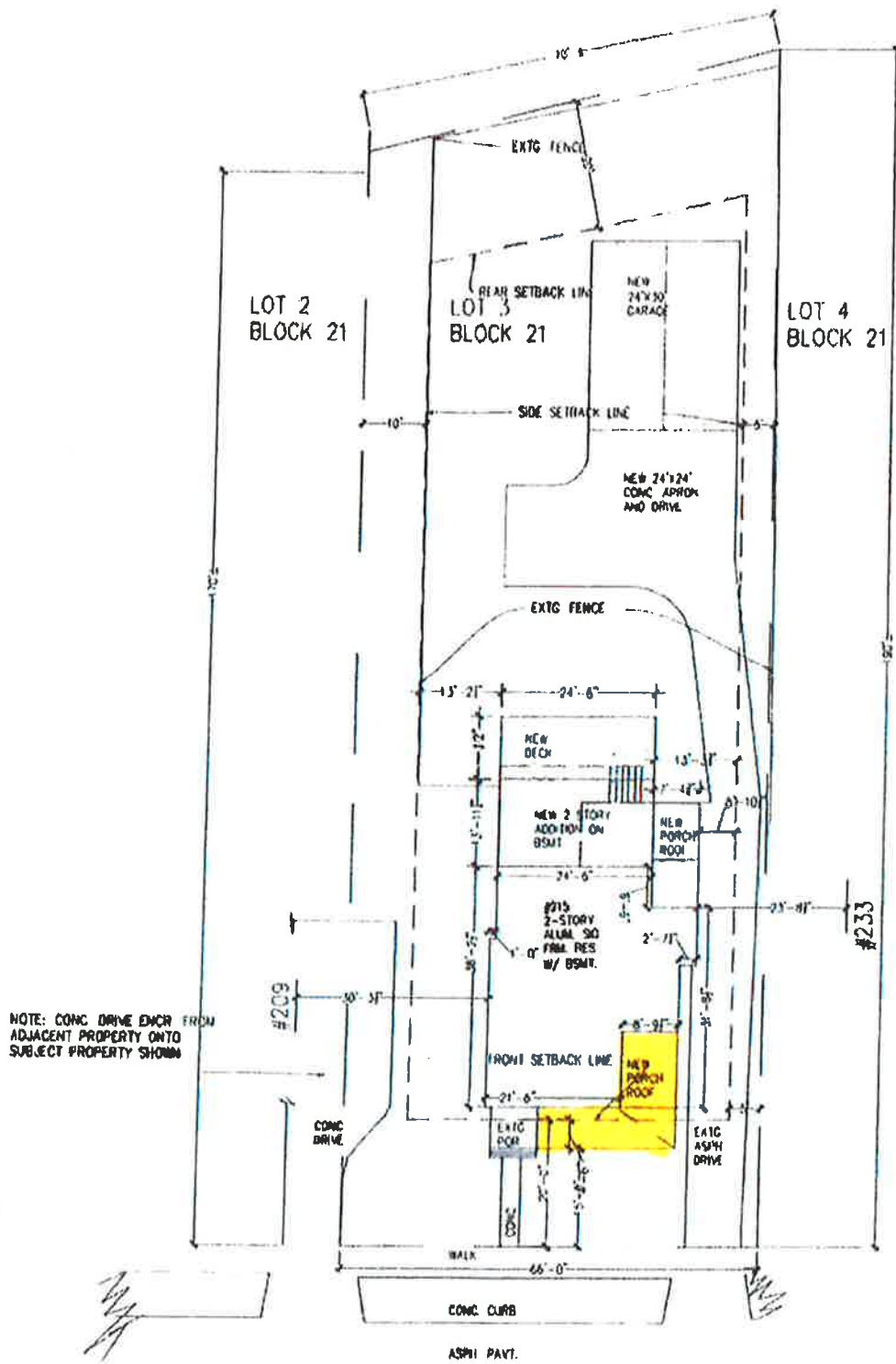
Facing northwest:



215 Jefferson  
Facing east:







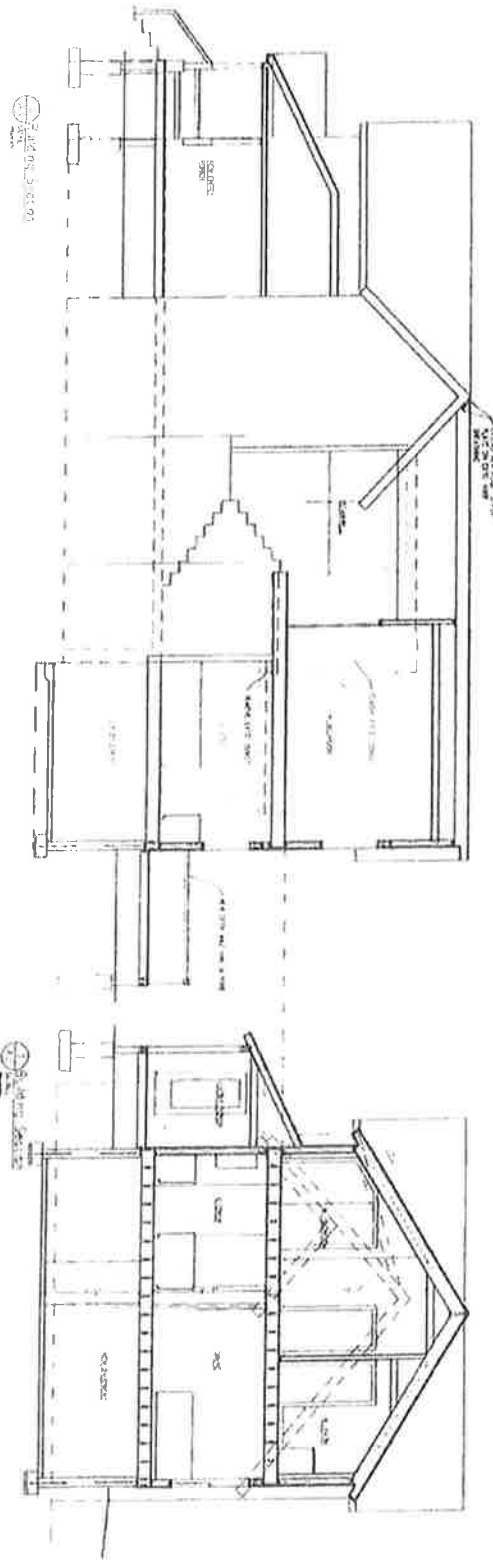
JEFFERSON STREET 49.5' WD.

01 Site Plan  
 11 SCALE: 1/16" = 1'-0"  
 BRANCH

PROPERTY DESCRIPTION:  
 LOT 3, BLOCK 21: ELISHA CONDON'S THIRD  
 ADDITION TO THE VILLAGE OF CHELSEA,  
 WASHTEENAW COUNTY, MICHIGAN, AS RECORDED IN  
 LIBER 80 OF PLATS, PAGE S 874 AND 875  
 WASHTEENAW COUNTY RECORDS



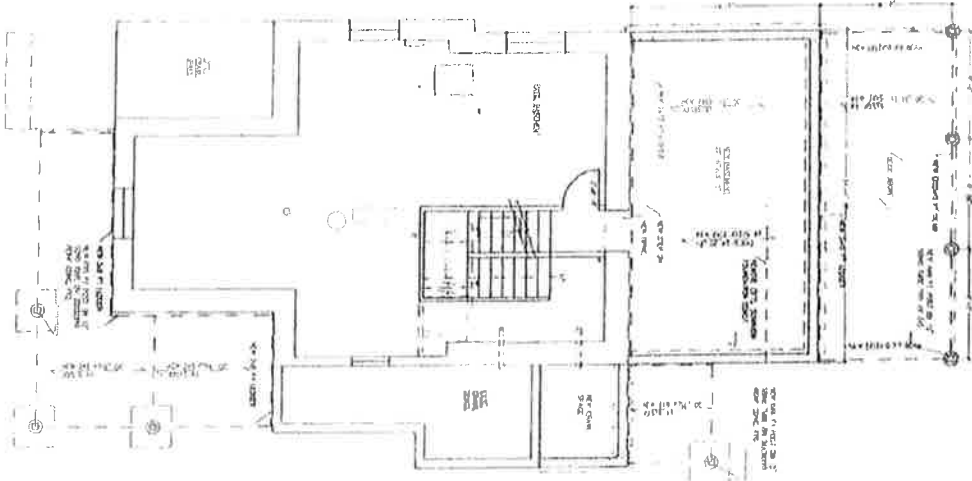




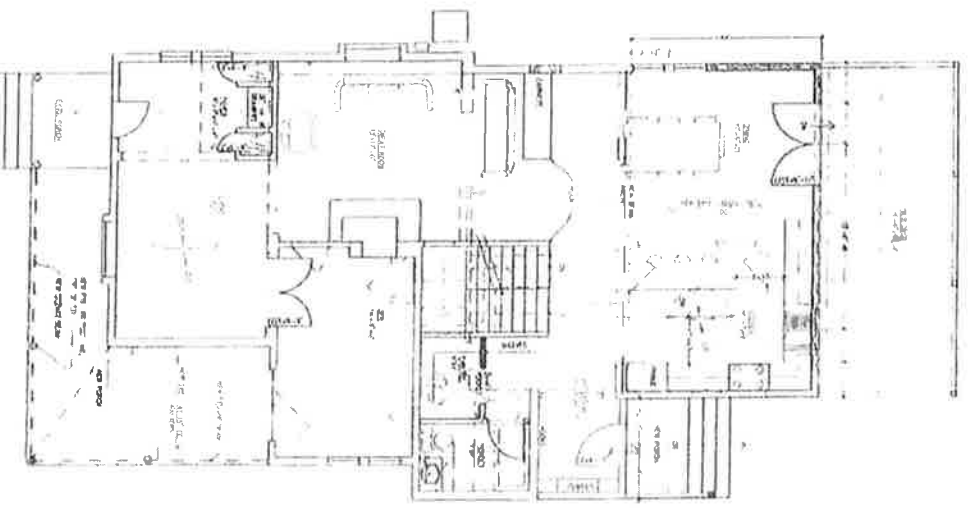
	REVISION <b>DATE</b> 20 FEB 2014 <b>PROJECT NUMBER</b> <b>BRANDOLIN</b> <b>FILE NUMBER</b>			<b>PROJECT</b> Addition/Renovation Brick and Joist Garage 215 W. 10th St. BRANDOLIN, IA		<b>OWNER</b> CHAS. VAHLS	<b>DANGEROUS</b> <b>objects</b> 106 south main street BRANDOLIN, IA 5110 515-834-1111 515-834-1112 515-834-1113
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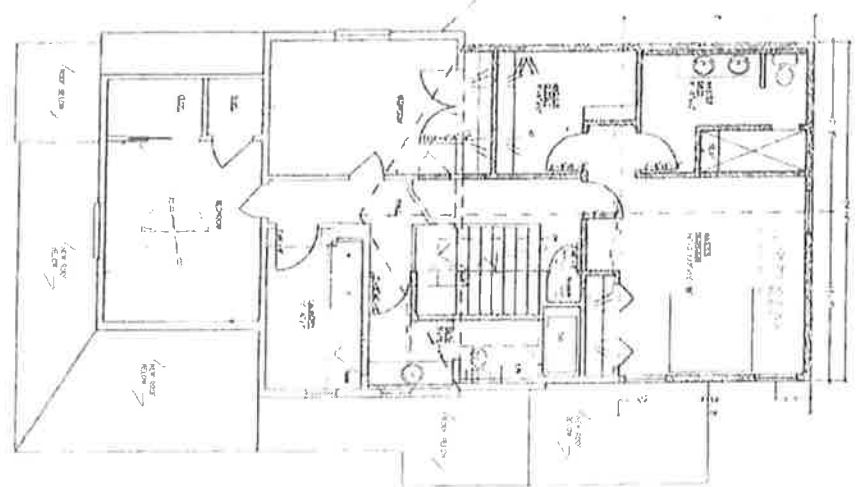
Section 1, Floor Plan



Section 2, Floor Plan



Section 3, Floor Plan



SHEET NUMBER 3	REVISION	PROJECT 101 SOUTH WIDE ST CRISFORD, MA 01018	CONSULTANTS	DANGEROUS objects
	DATE 20 FEB 2013			
PROJECT NUMBER 101 SOUTH WIDE ST	PROJECT	PROJECT NUMBER 101 SOUTH WIDE ST	CONSULTANTS	DANGEROUS objects