

Zoning Board of Appeals Meeting Minutes
May 15, 2019 5:00 pm
City of Chelsea Municipal Building (Council Chambers)
311 S. Main Street, Suite 100, Chelsea, MI

Members Present: Tom Osborne (Chair), Jasen King, Jamie Lane

Members Absent: George Kinzer, Peter Shaw

Others Present: Matthew & Jennifer Baghdoian, Cheri Albertson (City Council Liaison)

Chair Osborne called the meeting to order at 5:01 pm.

MOVED by Lane, SECONDED by King, to approve the minutes of the 04/17/19 ZBA meeting. Motion passed all ayes.

Variance 19-2:

An application was filed by Matthew & Jennifer Baghdoian (146 E. Middle Street, Chelsea, MI) for a variance from the requirements of Article 3, Section 3.10 (G.), Ordinance No. 166 (Zoning Ordinance), to increase the maximum accessory building height from (14 ft) to (16 ft 7.5 inches) in order to replace their carriage barn with a smaller structure. (Tax Code: 06-06-12-183-003)

Chair Osborne opened the public hearing. No public comments were received. Chair Osborne then closed the public hearing.

Matthew & Jennifer Baghdoian presented their request to demolish and reconstruct the carriage barn with a smaller structure. Currently, the existing carriage barn exceeds the maximum sft for an accessory structure, exceeds the maximum height, does not meet the minimum 5 ft setback from both the side and rear property lines and also is located less than 10 ft away from the neighbor's carriage barn. This structure was constructed pre-ordinance and has numerous non-conformity issues.

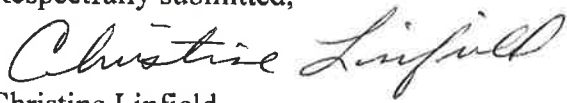
The property owner also informed the ZBA that their home is a large historic Queen Anne structure and their neighbors also have large carriage barns on either side of their barn. The proposed redesign of the carriage barn would fit well in the historic character of the neighborhood and would remove all the non-conformities except for the building height. It was also noted that the request height variance of 16 ft 7.5 inches is less than the current building

height of 18 ft.

MOVED by King, SECONDED by Lane, to approve variance (19-2) from the requirements of Article 3.10 (G) of Ordinance No. 166, to increase the maximum building height from (14 ft) to (16 ft 7.5 inches) due to the replacement structure being more conforming to the ordinance than the existing pre-ordinance carriage barn, and will be more aesthetically pleasing to historic home and blending with historic character of surrounding structures nearby. All Ayes. Motion passed.

MOVED by King, SECONDED by Lane, to adjourn the meeting at 5:17 pm. All Ayes. Motion passed.

Respectfully submitted,



Christine Linfield

Planning, Engineering, Zoning & Community Dev. Dir.





CITY OF CHELSEA

**Zoning Board of Appeals
AGENDA
May 15, 2019 (5:00 pm)
Council Chambers, 311 S. Main Street
Chelsea, MI 48118**

Call to Order

Approval of the Minutes

Approval of the Meeting Minutes for 04/17/19

New Business – Public Hearing and Action

Variance 19-2

An application has been filed by Matthew & Jennifer Baghdoian, 146 E. Middle St., Chelsea, MI for a variance from the requirement of Article 3, Section 3.10 (G.) Ordinance No. 166 (Zoning Ordinance), to increase the maximum accessory building height from (14 ft) to (16 ft 7.5 inch) in order to replace their carriage barn with a smaller structure. (Tax Code: 06-06-12-183-003)

Adjournment



CITY OF CHELSEA

NOTICE OF VARIANCE HEARING

An application has been filed by **MATTHEW & JENNIFER BAGHDOIAN, 146 E. MIDDLE ST., CHELSEA, MI** for a variance from the requirements of **ARTICLE 3, SECTION 3.10 (G.) Ordinance No.166 (Zoning Ordinance)**, to **INCREASE THE MAXIMUM ACCESSORY BUILDING HEIGHT FROM (14 FT) TO (16 FT 7.5 IN) IN ORDER TO REPLACE THEIR CARRIAGE BARN WITH A SMALLER STRUCTURE.**

The property is described as follows:

TAX CODE: # 06-06-12-183-003
146 E. MIDDLE ST., CHELSEA, MI

Pursuant to the procedure for a variance request: a Notice of Hearing shall be 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, May 15, 2019**, at 5:00 o'clock P.M. or as soon thereafter as possible, in the Chelsea City Council Chambers, located in the Chelsea Municipal Building, 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 4-16-2019

APPLICANT(S) NAME (print) Matthew and Jennifer Baghdolian

APPLICANT(S) ADDRESS 146 E Middle St
Chelsea

PHONE# 734-660-5857
517-82-7875

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: To maintain architectural character and congruency with adjacent historic structures in downtown Chelsea, a 2' 7.5" height Variance is requested. See attached Narrative and documents.

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: 4/16/2019 Applicants signature: 

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

Fee received: \$ 225.00 by the Planning & Zoning Inspector Christine Longfield

For Variances from the Zoning Ordinance

Address of the Property involved: 146 E. Middle St.
Parcel No 06-06-12-183-003

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:

Article 2, Section 2, Building Height

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: _____

April 16, 2019

City of Chelsea Zoning Board of Appeals
305 S. Main St, Suite 100
Chelsea, MI 48118

RE: Variance request
146 E Middle, Parcel 06-06-12-183-003

Dear Zoning Board of Appeals,

Thank for the opportunity to present our variance request for a new garage that we would like to build in the city of Chelsea. Our home is a historic Queen Anne Victorian on East Middle Street that has a very large carriage house on the alley behind the Purple Rose theater. We have been working on our home's restoration since we purchased it in 2011 and we are now ready to tackle the carriage house. After having several experts including "the barn doctor" diagnose our carriage house for a renovation and restoration, we came to the unfortunate conclusion that it is extremely expensive beyond our means to restore it and the ending result would be an old structure that is extraneous in size for our intended use which is to serve as a 2 car garage with limited attic storage above.

The current carriage house structure is quite large approximately 1650 sq ft in size with steep roof lines and a large loft space. It originally served as a horse barn with space for carriages and hay in the loft. It was built on the property line near an adjacent carriage house that is a 2 unit rental on the alley. It is grossly nonconforming to current zoning but is grandfathered since it is an old structure that was constructed prior to new ordinance requirements. Our plan is to demolish the structure and build a new structure that is conforming to the city's current ordinance in all ways except for the building height as defined in Article 2, Section 2.02.

We are requesting a variance of 2' 7.5" to construct a garage height not to exceed 16' 7.5" so that the roof line for our new garage will resemble the height of carriage houses and barns that are surrounding it while also complimenting our 3 story historic home. Our goal is to retain the historical and architectural character of both our property and those surrounding it. The end result will be a structure that is completely compliant but 2' 7.5" taller than the ordinance. The structure will mimic adjacent structures within the neighborhood and result in a 625 square feet garage which is much smaller than our current carriage house structure of 1650 square feet. The new structure would not impede views of adjacent neighbors and in fact would be much more attractive, less obstructive, and much more compliant with zoning. With your approval the final structure would contain architectural features, namely the roof line, that one can expect to see when living in and visiting historic downtown Chelsea. Please see attached drafts of our proposed garage as well as other pertinent documents to further illustrate our project.

We thank you for your consideration. We love living in downtown Chelsea and enjoy being stewards of our old home. We want to continue to do our part to beautify our neighborhood while retaining the character of downtown.

Current structure

Ridge height 24'
Height from eaves and ridge is 18'
1650 square feet
On alley lot line
5' from adjacent carriage house
1.5' off of the west property line

Proposed structure

Ridge height 22' 11"
Height from eaves and ridge not to exceed 16' 7.5"
Approximately 625 square feet
5' from alley lot line
10' from adjacent carriage house
7.2 'feet off of the west property line

Sincerely,

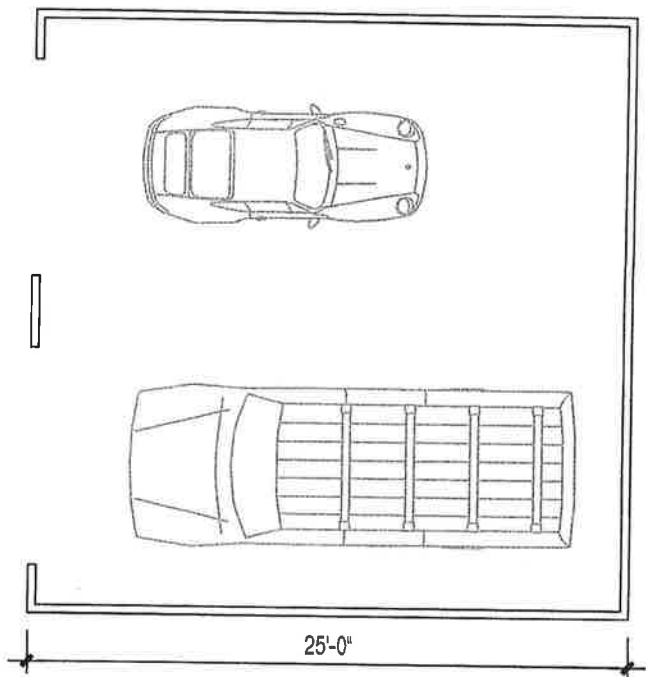
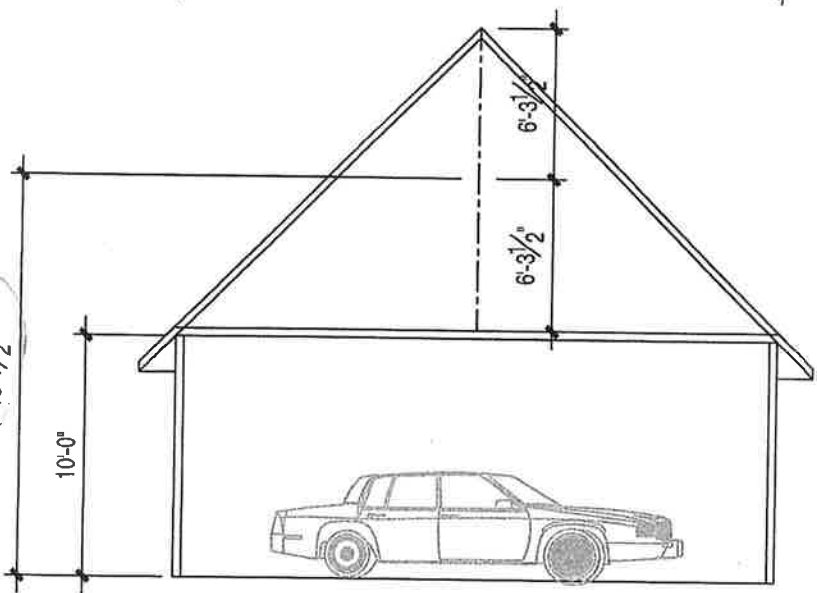


Matthew and Jennifer Baghdoian

12:12 PITCH

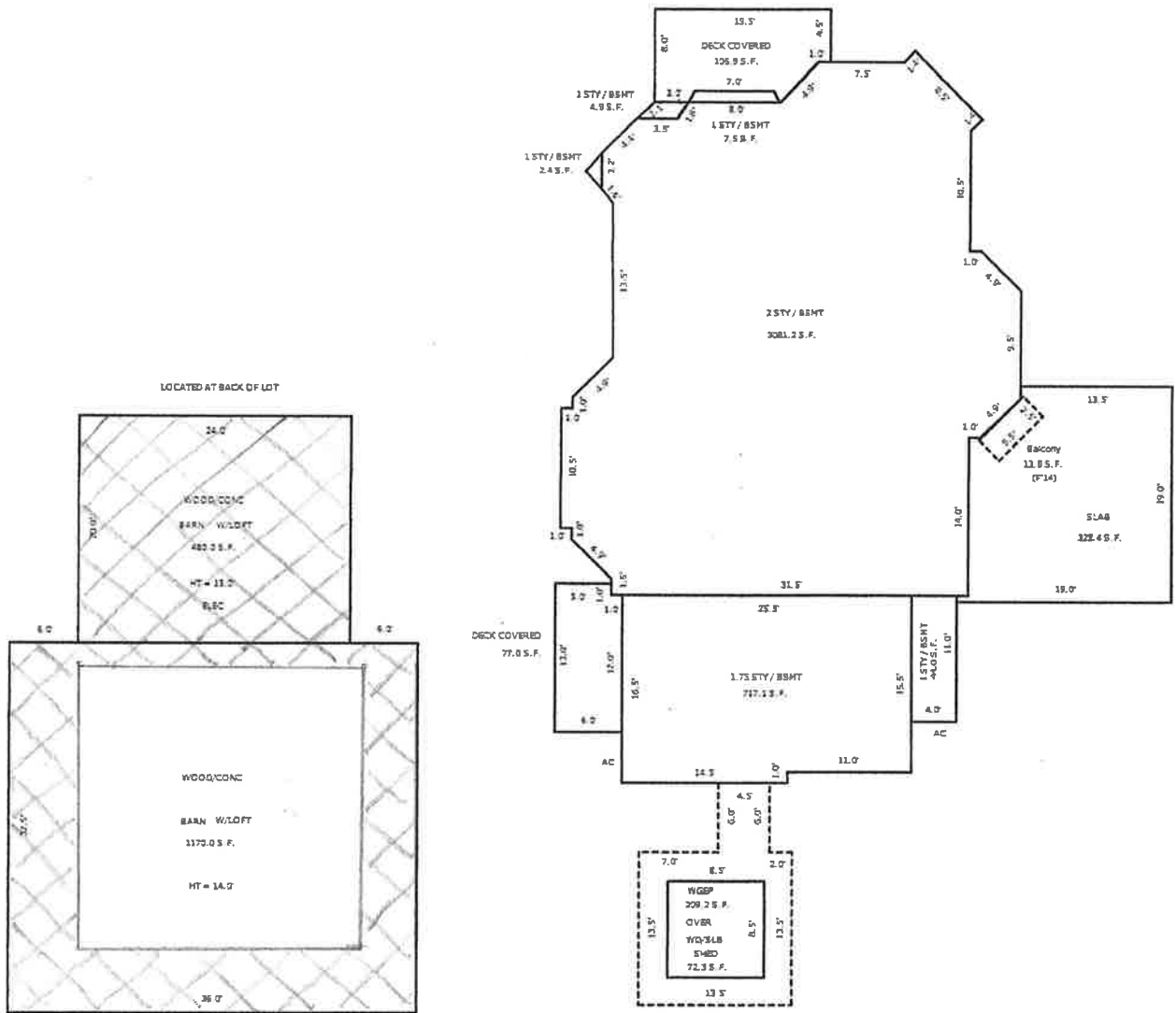
16'-7 1/2"

10'-0"



This site will be undergoing routine maintenance on Saturday, April 13th starting at 7:00AM EST lasting approximately 3 hours. The site will be unavailable during that time. We apologize in advance for any inconvenience this may cause.

Image/Sketch for Parcel: 06-06-12-183-003

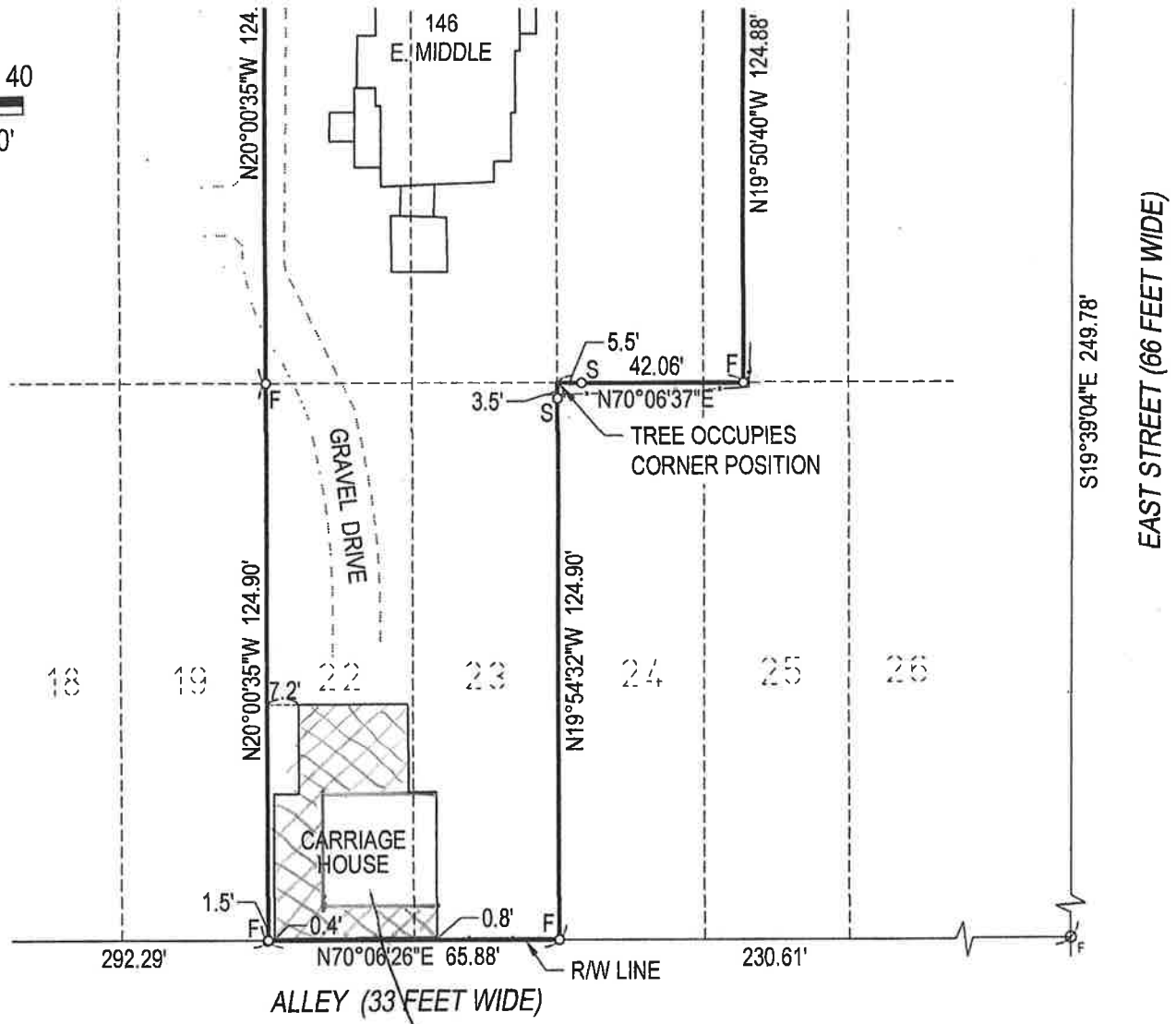
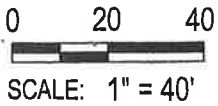


Sketch by Apen Sketch

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XX - Cross Hatched = current structure.
Blank Interior area = new garage area.



REFERENCE/ BASIS OF BEARING
 BEARINGS ARE BASED UPON
 GEODETIC NORTH, WITH ANGULAR
 DEED RELATIONSHIPS MAINTAINED.

LEGAL DESCRIPTION: (WD, L 4886, P 902, Wash. Co. Rec.)

LOTS 22, 23, 33, 34, 35 and the West 9 Feet of Lot 32, Block 4, "Original Plat of the Village of Chelsea," as recorded in the Washtenaw County Register of Deeds Office, Washtenaw County, Michigan

CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED, AND OR DESCRIBED, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, AS AMENDED, HAVE BEEN COMPLIED WITH.

LEGEND

- SECTION CORNER FOUND IRON
- SET IRON, CAP 46681
- PROPERTY LINE
- EX. FENCE
- EX. STRUCTURES
- EX. DRIVEWAY

CLIENT: BAGHDOIAN		
Survey of ± 0.50 Acres in the "ORIGINAL PLAT OF THE VILLAGE OF CHELSEA," as recorded in the Washtenaw County Records, Washtenaw County, Michigan		
SCALE: 1" = 40'	JOB NO. 2018-0121	
DATE: 05/25/2018	SHEET: 1 OF 1	

Piatt Land Surveying
 P.O. Box 374
 20624 Waterloo Road
 Chelsea, MI 48118
 (734) 730 - 8570
 piattlandsurveying.com

















Matthew and Jennifer Baghdoian
146 E Middle St
Chelsea
517-812-7875, 734-660-5857

HOZZ

Search PHOTOS, PRODUCTS, FIDS & MORE...

HOZZ

GET IDEAS

SHOP BY DEPARTMENT

FIND PROFESSION



The garage will look something like this with NO CUPOLA on top.