



# VILLAGE OF CHELSEA

## ZONING BOARD OF APPEALS

### AGENDA

JULY 16, 2003

5:00 P.M.

VILLAGE OFFICES  
305 SOUTH MAIN ST.  
CHELSEA, MI 48118

#### CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF MINUTES OF MAY 21, 2003 MEETING

#### APPROVAL/CHANGES TO AGENDA

#### OLD BUSINESS

#### NEW BUSINESS

- #03-08**     **Reynhout, 151 Van Buren** - An application has been filed by Jeff and Teresa Reynhout of 151 Van Buren St., Chelsea, MI for a variance from the requirements of Sections 3.10 A and B of Ordinance No.79 (Zoning Ordinance), to: **REDUCE THE DISTANCE BETWEEN BUILDINGS FROM 10 FEET TO 7 FEET AND TO REDUCE THE SIDE YARD SETBACK FROM 5 FEET TO 2 FEET TO CONSTRUCT A CARPORT IN THE REAR YARD.**  
Tax Code: # 06-12-404-022, 151 Van Buren St., Chelsea, MI.
- #03-09**     **Hostetter, 476 Antique Court** - An application has been filed by Edward Hostetter of 476 Antique Ct., Chelsea, MI for a variance from the requirements of Section LLLL, A PUD District of Ordinance No.79 (Zoning Ordinance), to **REDUCE THE REAR YARD SETBACK FROM 25 FEET TO 13 FEET TO CONTRUCT A 12 FOOT DECK/SCREENED IN PORCH ON THE REAR OF THE DWELLING.** Tax Code: #GC 07-18-335-075, 476 Antique Court, Chelsea Fairways.
- #03-10**     **Nelson, 409 W. Middle** - An application has been filed by John Nelson of 409 W. Middle St., Chelsea, MI for a variance from the requirements of Section 3.10 B of Ordinance No.79 (Zoning Ordinance), to **REDUCE THE REAR YARD SETBACK FOR AN ASSESSORY STRUCTURE FROM 5 FEET TO 1 FOOT TO CONSTRUCT A 24' X 24' GARAGE.** Tax Code: # FC 06-12-305-002, 409 W. Middle St., Chelsea MI.

#### CORRESPONDENCE

#### ADJOURNMENT

*Handwritten signatures:*  
D. J. [unclear]  
Thurkow  
Osborne



**VILLAGE OF CHELSEA**

Village of Chelsea  
Zoning Board of Appeals  
July 16, 2003

Called to order by Chairman Osborne at 5:00 p.m.

Members present, Ketner, Thurkow, Osborne.

Motion by Ketner, 2nd by Thurkow to accept the minutes of the previous meeting.  
Motion passed all ayes

**Item 3-08 Reynhout** - 151 Van Buren, request for relief from Sec. 3.10 A and B (Building separation and side yard setbacks).

Motion by Thurkow, 2nd by Ketner, due to topography and changes in zoning since structure was built, to allow variance as requested.  
Motion passed all ayes.

**Item 3-09 Hostetter** - 476 Antique Court, request for relief from Sec LLLL a PUD district.  
Reduction of rear setback.

Motion by Ketner to allow as requested, motion died for lack of a 2nd.  
Motion by Thurkow, 2nd by Osborne to deny request due to other options and lack of hardship.  
Motion passed 2 ayes, 1 nay.

**Item 3-10 Nelson** - 409 Middle, request for relief from Sec. 3.10 B reduction of rear yard setback.

Motion by Osborne, 2nd by Thurkow, due to change in zoning after lot development and meeting all other requirements, allow a 3-foot rear setback.  
Motion passed all ayes.

Having no other business, meeting adjourned at 5:45 pm.

Donald T. Osborne

