



**CITY OF CHELSEA
ZONING BOARD OF APPEALS
AGENDA
OCTOBER 20, 2004
5:00 P.M.
CITY OFFICES
305 SOUTH MAIN ST.
CHELSEA, MI 48118**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES OF SEPTEMBER 15, 2004 MEETING

APPROVAL/CHANGES TO AGENDA

OLD BUSINESS

#04-10 6065 SIBLEY, WALTER BOLT - An application has been filed by Walter Bolt of Bolt & Associates for a variance from the requirements of section 7.08C & 4.13, 2 A&C of Ordinance no.79 (zoning ordinance), to grant relief from the parking space requirements to allow for eighteen spaces and to recognize the existing non-conforming front and rear yard setbacks (12.1 feet and 14.8 feet respectively) on an existing parcel with an existing building. The property is described as follows: Tax Code: # 06-06-01-300-007, 6065 Sibley Road, Chelsea

NEW BUSINESS

CORRESPONDENCE

ADJOURNMENT



CITY OF CHELSEA

Zoning Board of Appeals Meeting Minutes October 20, 2004 City Offices

Members Present: Harry Thurkow, Dewey Ketner, Richard Bauer, Rita Holmes
Charles Schauer

Absent: Tom Osborne

Others Present: James Drolett, Mike Schroer, Walter Bolt

Meeting called to order at 5:00 by Acting Chair Thurkow.

Motion by Bauer, seconded by Ketner to approve the minutes of September 15, 2004.
Motion carried.

Item #04-10 A variance request was filed by Walter Bolt for 6065 Sibley Road, Tax Id# 06-06-01-300-007 from the parking requirements of Section 7.08C, and Sections 4.132 A and C to reduce the required amount of parking to 18 spaces on the site and to recognize two non-conforming setbacks on the front and rear yard (12.1 feet and 14.8 feet respectively.)

The applicant Mr. Bolt addressed the board and related that this was an existing site with an existing building which was recently brought into the City and the parcel could not meet the setback or parking requirements.

The Zoning Administrator explained that Mr. Bolt was seeking to establish new uses on the site and because of the non-conformities he could not issue any use permits as the site did not have enough room to meet the parking requirements for any use.

Much discussion was held regarding the size of the parking spaces and it was discovered that there may not be enough room for 18 spaces that meet the 200 square foot zoning requirements, however there was no scaled drawing available.

Four handwritten signatures in blue ink are visible at the bottom of the page. From left to right, they appear to be: Harry Thurkow, Chuck Schauer, Dick Bauer, and Rita Holmes.

Motion by Schauer, seconded by Bauer to grant a variance to reduce the parking requirements on the site to not less than 17 spaces and the six spaces in the front may be reduced to not less than 9 feet in width depending on a scaled drawing being presented showing 10 feet wide spaces are not possible, and recognizing the existing non-conforming setbacks. 5 Ayes, 0 Nays. Motion carried.

Reason for variance was because the lot, building and non-conformities existed prior to applicants' purchase of the property and its inclusion into the city boundaries.

Motion to adjourn at 5:35 p.m. Motion carried.

Respectfully submitted

James L. Drolett

A handwritten signature in black ink, appearing to read "James L. Drolett", with a long, sweeping horizontal stroke extending to the right.

Planning & Zoning Administrator

PLEASE SIGN IN

ZONNG BOARD OF APPEALS MEETING

Date: October 20, 2004

NAME (Please Print)

ADDRESS

Mike Schroer

312 Washington

WALTER BOLT

326 MADISON