



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**NOVEMBER 17, 2004**  
**5:00 P.M.**  
**CITY OFFICES**  
**305 SOUTH MAIN ST.**  
**CHELSEA, MI 48118**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES OF OCTOBER 20, 2004 MEETING**

**APPROVAL/CHANGES TO AGENDA**

**OLD BUSINESS**

**#04-11** An application has been filed by Carlos Fetteroff of 697 Old Forge Ct., Chelsea, MI for a variance from the requirements of section 79-LLLL of Ordinance No.79 (Zoning Ordinance), to allow a deck to be constructed 4.68 feet into the rearyard setback. The current setback requirement is 25 feet. The property is described as follows: Tax Code: # 06-07-18-335-122 697 Old Forge Court, Chelsea, MI

**#04-12** An application has been filed by Metta Lansdale of The Chelsea District Library for a variance from the requirements of Section 7.05 D,2 of Ordinance No.79 (Zoning Ordinance), to Allow Parking in a C-5 District 5 feet from a residential property. The property is described as follows: TAX CODE: # 06-06-12-402-017, 018, & 019 221 S. Main St., Chelsea

**NEW BUISNESS**

**CORRESPONDENCE**

**ADJOURNMENT**

**City of Chelsea  
Zoning Board of Appeals  
Meeting Minutes  
November 17, 2004  
City Offices**

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

**Members Absent:** Tom Osborne

**Others Present:** James L. Drolett Planning & Zoning Administrator, also see attached sign in sheet.

Meeting called to order at 5:02 p.m. by Acting Chair Thurkow.

Motion by Schauer, seconded by Bauer to approve the Minutes of the October 20, 2004 meeting. Carried 5-0

**Item #04-11**

A variance request was filed by Carlos Fetteroff of 697 Old Forge Court, Tax ID# 06-07-18-335-122 to reduce the rear yard setback from 25 feet to 20.32 feet to allow for the construction of a deck which would encroach 4.68 feet into the setback.

Mr. Fetteroff, the applicant, explained that his house was next to a large retention pond and abutted Freer Road, therefore it would not impact any other neighbor.

Motion by Schauer, seconded by Holmes to grant the variance as requested, as this lot is somewhat set by itself and will have no impact on neighbors. Motion carried 5 – 0.

**Item #04-12**

A variance request was filed by the Chelsea District Library and the Chelsea D.D.A. from the requirements of Section 7.05 D2 of Ordinance #79 to allow parking in the C-5 District 5 feet from a residential property.

James Drolett explained that the library was in the process of getting Preliminary Site Plan Approval but the Planning Commission wouldn't grant it until the Zoning Board of Appeals acted on the variance.

Library representative Lynn Fox said if the variance was not granted they would lose 8 parking spaces.

Mrs. Hafner the residential property owner affected indicated she was willing to work with the library's landscape architect to look at wall design and landscaping.

Motion by Schauer, seconded by Bauer to grant the variance to allow parking to within 5 feet of the residential property conditioned on the District Library and Mrs. Hafner reaching agreement on wall design and landscaping before Preliminary Site Plan approval. Motion carried 5-0.

Motion by Schauer, seconded by Holmes to adjourn the meeting. Motion carried 5-0.

Respectfully submitted,



James L. Drolett  
Planning & Zoning Administrator



PLEASE SIGN IN

ZONING BOARD OF APPEALS

Date: November 17, 2004

NAME (Please Print)

ADDRESS

Russ Cockerill

2447 Rowley Rd Williamson, N.H.

Norma Fetterolf

697 Old Forge Ct. Chelsea

Carlos Fetterolf

697 Old Forge Ct. - Chelsea

Lynn Fox

5465 Sibley Rd Chelsea

Willette Hafner

127 Ashbury St Chelsea

Jim Mumby

59 Amherst Pleasant Ridge