



CITY OF CHELSEA

ZONING BOARD OF APPEALS

AGENDA

MARCH 16, 2005

5:00 P.M.

CITY OFFICES

305 SOUTH MAIN ST.

CHELSEA, MI 48118

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- Approval of the Zoning Board of Appeals Minutes for January 19, 2005.

APPROVAL/CHANGES TO AGENDA

OLD BUSINESS

NEW BUSINESS

- An application has been filed by Eric and Judy Nyhuis of 671 W. Middle St. Chelsea, MI for a variance from the requirements of Section 4.05C-1 of Ordinance No.79 (Zoning Ordinance), to construct a garage and a 4 foot fence in the rear yard on a non-conforming lot pursuant to Section 10.06. The property is described as follows: Tax Code: # 06-06-12-330-013, 671 W. Middle ST., Chelsea, MI

CORRESPONDENCE

ADJOURNMENT



CITY OF CHELSEA

City of Chelsea Zoning Board of Appeals March 16, 2005

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

Others Present: James L. Drolett and applicant Judy Nyhuis

Meeting called to order by Chairman Osborne at 5:01 p.m.

Motion by Thurkow, Seconded by Holmes to approve the Zoning Board of Appeals Minutes of January 19, 2005. Motion carried.

05-01 The applicant Judy and Eric Nyhuis of 671 W. Middle Street, Tax I.D. # 06-06-12-330-013 are requesting a variance from Section 4.05 C-1 to build a garage and a fence on a non-conforming lot. The lot is only 45' wide.

Motion by Schauer – seconded by Thurkow to grant the variance. Motion carried.

Reason: The new garage and fence can meet all the other zoning and setback requirements.

Motion to adjourn at 5:10 P.M. Motion carried.

Respectfully submitted,

James L. Drolett
Planning & Zoning Administrator

approved 5-18-05

PLEASE SIGN IN

ZONING BOARD OF APPEALS MEETING

Date: March 16, 2005

NAME (Please Print)

ADDRESS

Judith Nyhuis

671 W. Middle St, Chelsea



CITY OF CHELSEA

NOTICE OF VARIANCE HEARING

An application has been filed by **ERIC AND JUDY NYHUIS** of **671 W. MIDDLE ST. CHELSEA, MI** for a variance from the requirements of **Section 4.05C-1** of Ordinance No.79 (Zoning Ordinance), to **CONSTRUCT A GARAGE AND A 4 FOOT FENCE IN THE REAR YARD ON A NON-CONFORMING LOT PURSUANT TO SECTION 10.06.**

The property is described as follows:

TAX CODE: # 06-06-12-330-013
671 W. MIDDLE 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 ten (10) 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, March 16, 2005** at 5:00 o'clock P.M. or as soon thereafter as possible, in the Chelsea Village Offices, located in the Chelsea Bank Building, 305 S. Main Street, Suite 100 (lower level conference room), 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