

**ZONING BOARD OF APPEALS
AGENDA
AUGUST 17, 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 June 15, 2005.

APPROVAL/CHANGES TO AGENDA

OLD BUSINESS

NEW BUSINESS

#05-04 - An application has been filed by Peter Flintoft of the Lois Moore Trust, for a variance from the requirements of 4.04C1. Ordinance No.79 (Zoning Ordinance), to demolish an existing residence and build a new dwelling and garage on a lot 47 feet wide. Minimum lot width is 60 feet. The property is described as follows: TAX CODE: # 06-07-07-250-035, 307 Madison Street, Chelsea, MI

CORRESPONDENCE

ADJOURNMENT



CITY OF CHELSEA
ZONING BOARD OF APPEALS
MEETING MINUTES
AUGUST 17, 2005

Present: Charles Schauer, Rita Holmes, Dewey Ketner and Richard Bauer

Meeting called to order at 5:00 p.m. by acting chair Schauer

New Business

Variance #05-04 A variance request was filed by Peter Flintoft of the Lois Moore Trust from the requirements of 4.04 C1 to build a new house on a non-conforming lot at 307 Madison Street, Tax ID# 06-07-07-250-035.

Mr. Flintoft addressed the board and explained that the City had condemned the existing house and ordered it torn down. The lot was non-conforming in that it was only 47 feet wide. Mr. Flintoft stated that after the house is demolished, which a contract for demolition has already been signed, that the owner would like to sell the lot for a new house to be built.

Section 10.06 of the zoning ordinance requires Zoning Board of Appeals approval. Also, Mr. Flintoft asked that the board give any new owner one (1) year to begin construction.

The Board discussed that it would be an improvement to the neighborhood and it was reasonable to allow a new house to be built where another had been for many years. Also the new house would meet all existing setback requirements.

Motion by Ketner, seconded by Bauer to grant a variance from Section 4.04 C1 to allow for the replacement of a house at 307 Madison Street on a non-conforming lot and the variance be valid for one (1) year. Motion carried 4-0.

Motion by Bauer, seconded by Holmes to approve the June 15, 2005 Zoning Board of Appeals Meeting Minutes. Motion carried 4-0. Meeting adjourned at 5:35 p.m.

Respectfully Submitted

James L. Drolett
 Recording Secretary

DRAFT

