



CITY OF CHELSEA
ZONING BOARD OF APPEALS
AGENDA
MARCH 15, 2006
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 October 19, 2005

OLD BUSINESS

NEW BUSINESS

06-01 - An application has been filed by William Anderson, for a variance from the requirements of Section 3.10 B of Ordinance No.79 (Zoning Ordinance), to Construct a Garage 17 Feet in height. Tax Code: # 06-06-12-186-004 and 005, 304 E. Middle St.

06-02 - An application has been filed by Russell Hart of 237 Jefferson St., Chelsea MI, for a variance from the requirements of Section 4.05 C2a of Ordinance No.79 (Zoning Ordinance), to Reduce the front yard setback from 20 feet to 5 feet to construct a new garage, and from 20 feet to 18 feet to construct a deck. The front yard on this property does not abut the street. Tax code: # 06-06-12-401-025, 237 Jefferson St., Chelsea, MI

06-03 - An application has been filed by The Chelsea Area Fire Authority of 200 W. Middle St., Chelsea MI, for a variance from the requirements of Section 3.10 A of Ordinance No.79 (Zoning Ordinance), to Allow for a temporary office structure to be placed on the lot, and the distance between buildings be reduced from 10 feet to 2 feet from existing structure. Tax code: # 06-06-12-161-014 200 W. Middle St., Chelsea, MI

06-04 - An application has been filed by Margaret Roehm of 9220 Schill Road, Saline MI for a variance from the requirements of Section 3.03 & 3.10B Ordinance No.79 (Zoning Ordinance), to allow a land division which will create a non-conforming lot of 6600



CITY OF CHELSEA

City of Chelsea Zoning Board of Appeals Chelsea City Offices Conference Room March 15, 2006

Meeting called to order by Chairman Tom Osborne at 5:00 p.m.

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

Motion by Schauer, 2nd by Bauer to approve the minutes from October 2005 with correction to Members Present. Add Charles Schauer, added. Motion passed all ayes.

Item 06-01

Request by William Anderson for a variance from Sec 3.10B to construct a garage 17-ft in height at 304 E Middle.

Motion by Schauer, 2nd by Thurkow that due to other garages in the area and to match the architecture of the house, the variance be granted to allow a height of 17 feet provided they meet all other setback requirements. Motion passed all ayes.

Item 06-02

Request from Russell Hart of 237 Jefferson for a variance from Sec. 4.05 C2a to reduce the front yard set back for a garage from 20 ft to 5 ft, and for a deck from 20ft to 18ft and to allow a separation from another building at the South East corner from 10 ft to 9 ft.

Motion by Schauer, 2nd by Bauer that due to the lots unusual location and that it was plotted before current zoning laws, a variance as requested be granted.
Motion passed all ayes

Item 06-03

Request by CAFA to allow a temporary structure at 200 W Middle with a separation from another structure of 2 ft.

Motion by Osborne 2nd by Thurkow to allow the structure for 2 years from this date and to reduce the distance between buildings from 10 feet to 2 feet. CAFA may return before the end of 2 years for an extension if it is needed.

Motion passed all ayes.

Item 06-04

Request by Margaret Roehm for a variance from Sec 3.03 & 3.10B to allow for a land division that would create a non-conforming lot of 6600 sq. ft. and will allow an assessor structure with a side yard set back of less than 5 ft.

Motion by Schauer, 2nd by Bauer to allow the division if the stone structure on the South lot is moved or removed to allow for current setback requirements.

Motion passed all ayes.

Other business:

Motion by Osborne, 2nd by Bauer to set the ZBA meetings for the third Wednesday of each month, at 5:00 pm, as needed.

Having no other business, meeting adjourned at 5:55 pm.

Donald T. Osborne

PLEASE SIGN IN

ZONING BOARD OF APPEALS

Date: March 15, 2006

NAME (Please Print)

ADDRESS

Walter E. Freysinger

518 Howard St Chelsea

Robert J. Freysinger

360 Clark St Mass Lake

Charlene Burgess

717 TAYLOR CHELSEA

MaryAnn Burgess

717 Taylor Chelsea

Margaret Rackm

9220 Schell Rd. Selvie

James Engelbert

Resident Realtor 809 S Main Chel.

Bob Wolfgang

234 S. Fletcher Chelsea

DAVID BONA

1100 MIXWOOD ANN ARBOR

Kent Martinez - Kratz

698 Old Forge Ct. Chelsea

William Anderson

304 E. MIDDLE CHELSEA, MI

Bob Ponte

220 W Middle