



CITY OF CHELSEA
City of Chelsea
Zoning Board of Appeals
Chelsea City Offices Conference Room
June 21, 2006

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

Members absent: Tom Osborne, Dewey Ketner

Item 06-06 – Susan Myers, 116 E. Summit A variance request was filed by Susan Meyers, 116 E. Summit St., Tax ID# 06-06-12-404-010 to replace her non-conforming garage in the same location 2 feet off the lot line, and expand the garage 6 feet along that line.

Harry Thurkow asked why the new garage could not be moved back and away from the side lot line to conform with ordinance requirements. Charles Shiver, Ms. Meyer's contractor, stated the property had a dramatic drop off in the rear yard making it difficult to move the garage back, and it's proximity to the house would make getting in and out of the garage difficult if it was moved away from the lot line.

Mr. and Mrs. Knox who reside at 409 S. Main said their property abuts the applicants. They produced a survey that showed the applicants existing garage on the lot line instead of 2 feet off the line. In that the applicant was asking that the garage be replaced in it's present location, the Board decided to table the request until a survey can be completed to determine it's exact location. Motion by Schauer, seconded by Holmes to table until July 19, 2006 Motion carried.

Item 06-07 – Jan Loveland, 130 S. East St. A variance request was filed by Jan Loveland of 130 S. East St., Tax ID# 06-06-12-184-001 & 002 to construct a garage on a non-conforming lot due to lot width. The applicants lot is only 52 feet wide (60 feet required).

The requested garage will meet all other zoning ordinance requirements and the lot has existed for many years. Motion by Schauer, seconded by Holmes to allow construction of a new garage on a non-conforming lot. Motion carried.

Charles Schauer
Richard Bauer *Harry Thurkow*
Rita Holmes

Discussion was held regarding the requirement in the new Unified Zoning Act to have a Planning Commission member sit on the Board of Appeals.

Mr. Thurkow indicated that in the near future he would be moving out of the City and would be happy to serve as our alternate until that time to make room on the Board for a Commission member.

Meeting adjourned at 5:30 p.m.

Respectfully submitted,

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James L. Drolett
Recording Secretary



CITY OF CHELSEA

ZONING BOARD OF APPEALS

AGENDA

JUNE 21, 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 May 17, 2006

OLD BUSINESS

NEW BUSINESS

06-06 116 E. Summit, Susan Myers - An application has been filed by Susan Myers of 16 E. Summit St., Chelsea, MI for a variance from the requirements of Sections 10.03E1 + 3.10 A & B, Ordinance No.79 (Zoning Ordinance), to construct a 18x24' garage 6 feet from an existing dwelling and to expand the current non-conforming 2 foot side yard setback. The property is described as follows: TAX CODE: # 06-06-12-404-010, 116 E. SUMMIT STREET, CHELSEA, MI

06-07 130 S. East Street, Jan Loveland - An application has been filed by Charles Shiver of Chelsea Woodworking, for a variance from the requirements of Section 10.06 Ordinance No.79 (Zoning Ordinance), to Construct a garage on a non-conforming lot. Current lot width of 55 feet. The minimum required is 60 Feet. The property is described as follows: TAX CODE: # 06-06-12-184-001 & 002, 130 S. EAST STREET, CHELSEA, MI

CORRESPONDENCE

ADJOURNMENT



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