



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**SEPTEMBER 19, 2007**  
**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 August 15, 2007.

**NEW BUSINESS**

07-06 Darlene Stanley      An application has been filed by Darlene Stanley/Harry Zoccoli III of 160 E. Middle St., Chelsea, MI for a variance from the requirements of Section 4.05 C2a of Ordinance No.79 (Zoning Ordinance), to allow for the construction of a 10 foot 3 inch high arbor in the required front yard. The property is described as follows: TAX CODE: # 06-06-12-183-001 160 E. MIDDLE ST., CHELSEA, MI

**CORRESPONDENCE**

**ADJOURNMENT**

City of Chelsea  
Washtenaw County, Michigan

Application No. \_\_\_\_\_

Application for Appeal

PLEASE PRINT OR TYPE (If additional space is needed use the back or a separate sheet)

HARRY J. ZOCCOLI III  
(We) DARLENE M STANLEY / 160 E MIDDLE ST CHELSEA MI 48118

\_\_\_\_\_ Hereby appeal to the Zoning Board of Appeals from the decision of the  
Zoning Inspector on Application No. \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_, whereby

- A Zoning Compliance Permit was ( ) Granted  Denied
- ( ) A Certificate of Occupancy was ( ) Granted ( ) Denied

To: BUILD AN ARBOR OVER THE ENTRANCE TO OUR BACK YARD ON THE EAST SIDE OF THE YARD.

Address of the Property involved: 160 E MIDDLE ST CHELSEA MI 48118

Legal Description: ~~SECTION 5.04, B, 2~~ LOTS 29 & 30, BLOCK 3 OF THE ORIGINAL PLAT OF THE VILLAGE OF CHELSEA, AS RECORDED IN LIBER 30 OF PLATS, PAGE 302, WASHTENAW CO RECORDS. 06-12-183-001

Indicate the provisions(s) of the Zoning Ordinance that are being questioned or addressed in this appeal. DO NOT Quote the Ordinance. Indicate the Article, Section, Subsection and Paragraph in question:

SECTION 5.04, B, 2

Type of Appeal – The Appeal made herewith is for:

- A Variance from the Zoning Ordinance
- ( ) An interpretation of the Zoning Ordinance

For the following reasons: THE ARBOR WILL ENHANCE THE PROPERTY AND IS A COMPLETELY OPEN STRUCTURE, DESIGNED TO HOLD A CLIMBING ROSE AND/OR CLEMATIS

Date: 8-14-07

Applicants signature: DARLENE STANLEY

NOTE: By signing this appeal application, you are stating that you have had the opportunity to read the Automatic Stay Rule governing the Board of Review's decision and that you understand the rule.

Fee received: \$ 225-00 by the Planning & Zoning Inspector [Signature]



## **CITY OF CHELSEA**

### **NOTICE OF VARIANCE HEARING**

An application has been filed by **HARRY ZOCCOLI III** of **160 E. MIDDLE ST., CHELSEA, MI** for a variance from the requirements of **SECTION 4.05 C2a** of Ordinance No.79 (Zoning Ordinance), to **ALLOW FOR THE CONSTRUCTION OF A 10 FOOT, 3 INCH HIGH ARBOR IN THE REQUIRED FRONT YARD.**

The property is described as follows:

**TAX CODE: # 06-06-12-183-001**  
**160 E. 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 fifteen (15) 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.

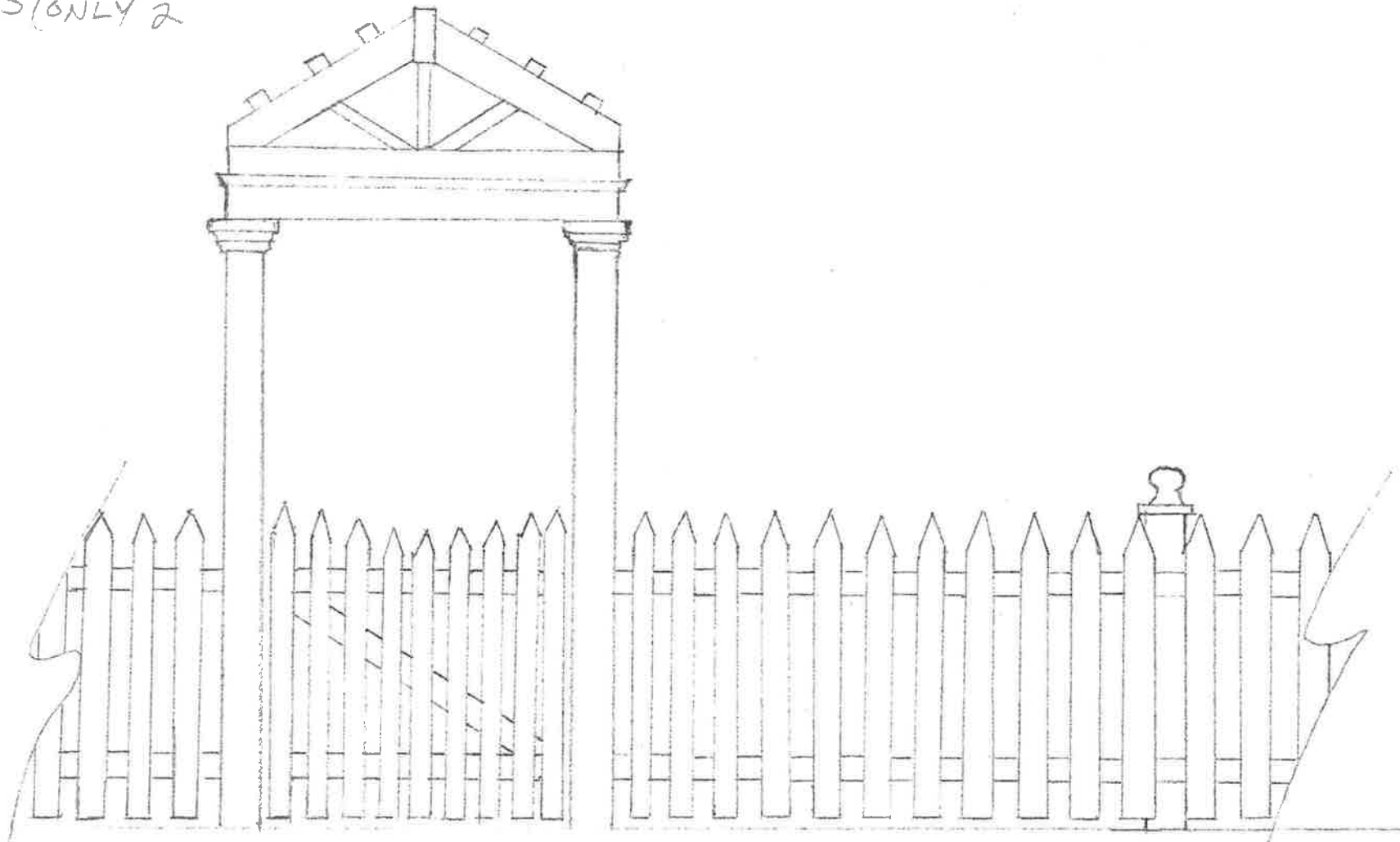
You are herein notified that a hearing will be held by the Chelsea Zoning Board of Appeals on **Wednesday, September 19, 2007**, at 5:00 o'clock P.M. or as soon thereafter as possible, in the Chelsea City Offices, located in the Chelsea Bank Building, 305 S. Main Street, Suite 100 (lower level conference 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**

- ① ALL FENCE AND ARBOR MATERIALS ARE CEDAR AND PAINTED WHITE.
- ② PICKETS ARE 2 <sup>3</sup>/<sub>4</sub>" WIDE X 48" HIGH.
- ③ THERE IS A 2" SPACE BETWEEN PICKETS.
- ④ ARBOR DIMENSIONS ARE 10'-3" HIGH X 5' WIDE X 3'-6" IN DEPTH.
- ⑤ ARBOR IS BUILT ON 4-6"X6" POSTS (ONLY 2 SHOWN.)



VIEW FROM EAST

PROPOSED FENCE FOR  
160 E. MIDDLE S



GARAGE

PRIVACY FENCE

RESIDENCE  
160 E. MIDDLE ST.

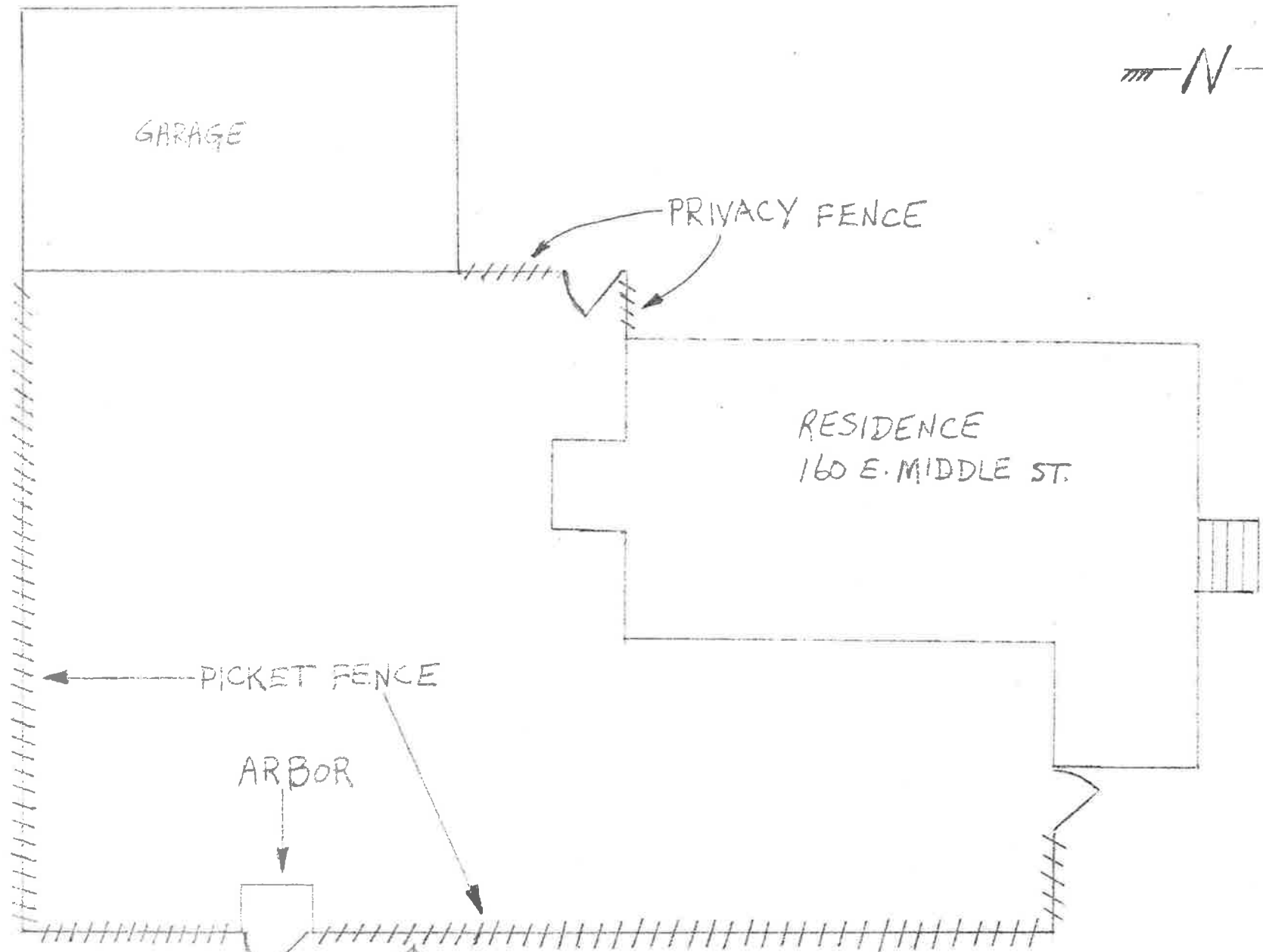
PICKET FENCE

ARBOR

5'

SIDEWALK

FRONT WALK





## CITY OF CHELSEA

### City of Chelsea Zoning Board of Appeals September 19, 2007

Meeting called to order by Chairman Osborne at 5:00 PM

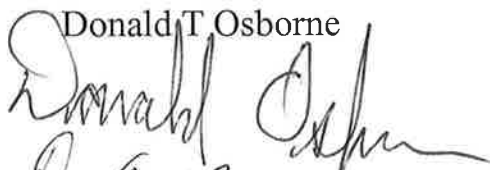
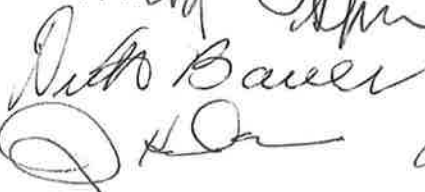


Members present: Burgess, Bauer, Schauer, Holmes

Motion by Schauer, 2<sup>nd</sup> by Bauer to accept the minutes of the previous meeting. Motion passed all ayes.

**Item 07-06** Request by Darlene Stanley and Harry Zocolli to construct a 10'3" arbor in the front yard setback. After reviewing the drawings and discussion of the location there was a Motion by Schauer, 2<sup>nd</sup> by Burgess that in an effort to maintain the architecture of the house and property, and meeting all other requirements, a variance be granted as requested.

Motion passed all ayes.

Having no other business, meeting adjourned at 5:15 pm.

Donald T. Osborne  
  
  
  


PLEASE SIGN IN

ZONING BOARD OF APPEALS MEETING  
SEPTEMBER 19, 2007

**NAME & COMPANY**

**ADDRESS**

DARLENE STANLEY

140 E MIDDLE ST CHELSEA

HARVEY JI ZOCCOLI III

160 EAST MIDDLE ST. Chelsea

Charles Berger

717 Taylor St Chelsea

Charles Schum

232 Provincial