



## **CITY OF CHELSEA**

### **ZONING BOARD OF APPEALS**

#### **AGENDA**

**OCTOBER 17, 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 September 19, 2007

#### **NEW BUSINESS**

- 07-07**     **DR. RYAN BEEKMAN** of 421 Fairways Ln., Chelsea, MI for a variance from the requirements of Section 3.10 A & B Ordinance No.79 (Zoning Ordinance), to Allow for the construction of a garage 5 feet from an existing shed and 18 feet in height as measured half way between the peak and the eaves. The property is described as follows: TAX CODE: # 06-06-12-430-034, 208 South Street, Chelsea, MI.

#### **CORRESPONDENCE**

#### **ADJOURNMENT**



## CITY OF CHELSEA

### City of Chelsea Zoning Board of Appeals October 17<sup>th</sup> 2007

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

Members present: Bauer, Schauer, Holmes

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

#### Item 07-07

Request for variance by Ryan Beekman for reduction in separation from existing building and relief from height restriction. Much discussion about primary structure and roof lines. Motion by Charles Schauer, 2<sup>nd</sup> by Richard Bauer to allow an 8 ft separation and 15' height limit to conform with other buildings in the area.

No other business, meeting adjourned at 5:30 pm.

*Charles H. Schauer*

*Charles Bauer*

Donald T Osborne

*D. Osborne*

*Richard Bauer*

*Quincy J. [Signature]*



## **CITY OF CHELSEA**

### **NOTICE OF VARIANCE HEARING**

An application has been filed by **DR. RYAN BEEKMAN** of **421 FAIRWAYS LN., CHELSEA, MI** for a variance from the requirements of **SECTION 3.10 A & B Ordinance No.79 (Zoning Ordinance)**, to **ALLOW FOR THE CONSTRUCTION OF A GARAGE 5 FEET FROM AN EXISTING SHED AND 18 FEET IN HEIGHT AS MEASURED HALF WAY BETWEEN THE PEAK AND THE EAVES.**

The property is described as follows:

**TAX CODE: # 06-06-12-430-034**  
**208 SOUTH STREET, CHELSEA, MI**

Pursuant to the procedure for a variance request: a Notice of Hearing shall be 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, October 17, 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**

Dear Zoning Board:

My wife and I are the owners of the Glazier House located at 208 South Street. We have been renovating the home over the last year or so and are hoping to move in this coming winter. Prior to doing so we would like to construct a garage on the northeast corner of our lot (see survey). Our desire is to build an accessory structure that complements the house and neighborhood both historically and aesthetically. As such we would like the garage to be detached, as far from the house as possible towards the back of the lot, and to have a relatively steeply pitched roof. We feel that the older adjoining structures in the neighborhood tend to be taller, and closer to rear lot lines than current zoning ordinances allow. Examples would include the carnival barn behind our neighbor Bob Tracy's home, as well as the green barn/garage to the east on South Street. In order to construct such an accessory structure we would need a variance to section 3 article 3.10a so that we can place the garage 5 feet from an adjoining small shed which is on our back lot line. We have talked with our neighbors (Stacey and Rich) who own the shed and they have no objection to a structure which is 5 feet from their shed. Additionally we would like a variance to section 3 article 3.10b so that we can build a single story structure which is 24ft at the ridge or 18ft halfway between the ridge and eaves. We very much appreciate your consideration regarding this issue.

Regards,

Katie and Ryan Beekman

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)

I/We RYAN AND KATHLEEN BECKMAN of 421 PARKWAY LN, CHELSEA MI

\_\_\_\_\_ 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: \_\_\_\_\_

Address of the Property involved: 208 SOUTH ST, CHELSEA MI

Legal Description: SINGLE FAMILY RESIDENCE

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:

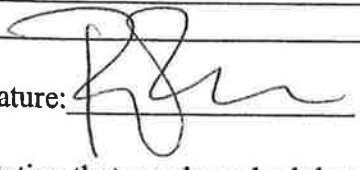
- ① ARTICLE 3, SECTION 3.10A, SEE ATTACHED LETTER.
- ② ARTICLE 3, SECTION 3.10B, SEE ATTACHED LETTER.

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: \_\_\_\_\_

Date: \_\_\_\_\_

Applicants signature: 

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: \$ \_\_\_\_\_ by the Planning & Zoning Inspector \_\_\_\_\_

# MORTGAGE SURVEY

Certified to CNB LENDING SERVICES LLC

Applicant RYAN BEEKMAN AND KATHLEEN BEEKMAN

**Property Description:**

Lots 23, 24, 25 and 26, Block 4 excepting and reserving a right of way along the West side of Lot 26 as described in Warranty Deed recorded in Liber 178 of Deeds, Page 247, VILLAGE OF CHELSEA, Washtenaw County, Michigan, recorded in Liber 30, pages 302 and 303 Plats, Washtenaw County Records.

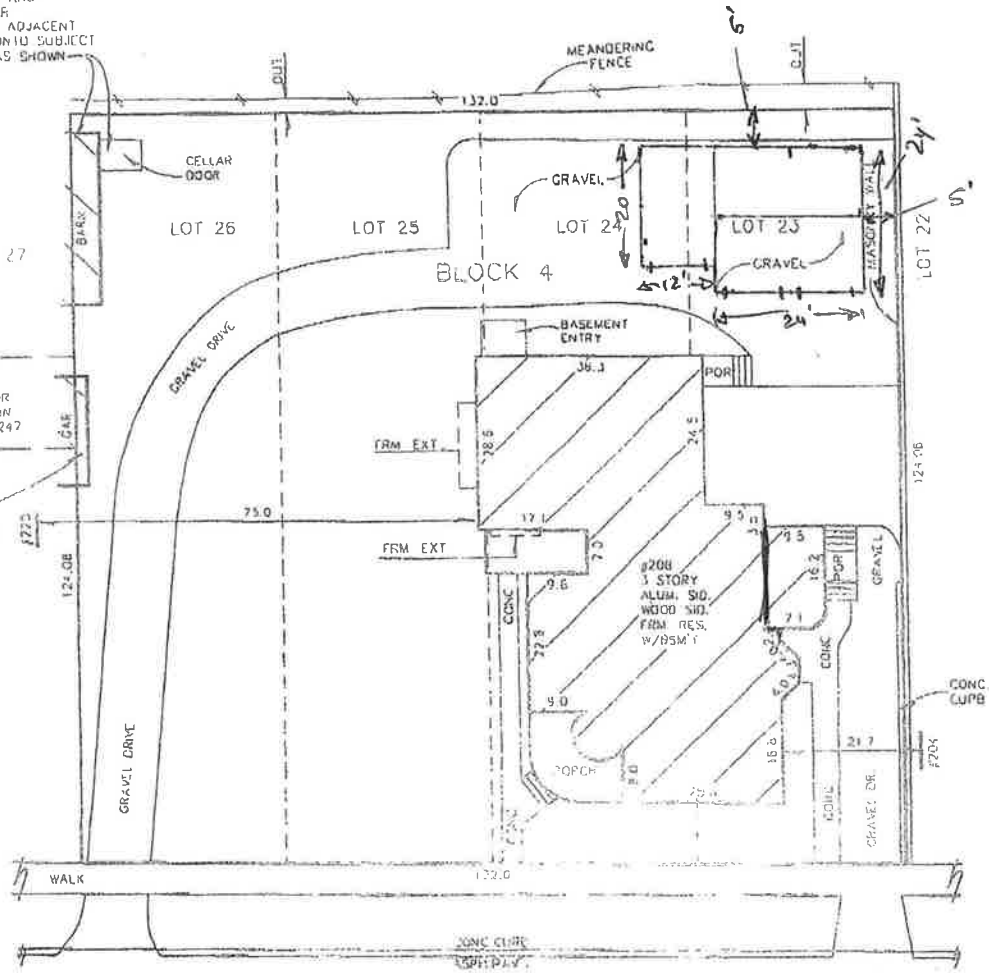
NOTE A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT.



NOTE BARN AND CELLAR DOOR ENCR FROM ADJACENT PROPERTY UNTO SUBJECT PROPERTY AS SHOWN

15' EASE FOR DRIVE REC IN L. 178 PG. 247

NOTE: CAR ENCR FROM ADJACENT PROPERTY UNTO SUBJECT PROPERTY AS SHOWN



CERTIFICATE: We hereby certify that we have surveyed the described property in accordance with the description thereof for the purpose of a mortgage loan to be made by the applicant, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the adjoining property encroach upon the property hereon, except as shown. This survey is not to be used for establishing property lines, nor for construction purposes, having been set off at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE

*[Signature]*

KEM-TEC WE

**KEM-TEC WE**  
LAND SURVEYORS

JOB NO: 06-05843 SCALE:  
DATE: 03/20/08 DR BY:

800 B. Stadium  
Aur, Arbor, MI 48104-4253  
2531 384-0888 • (800) 437-4177

# Oak Lawn Coach-House Style Garage, Workshop and Car Barn Plans

Design Set #OC-2424D  
[www.TodaysPlans.com](http://www.TodaysPlans.com)



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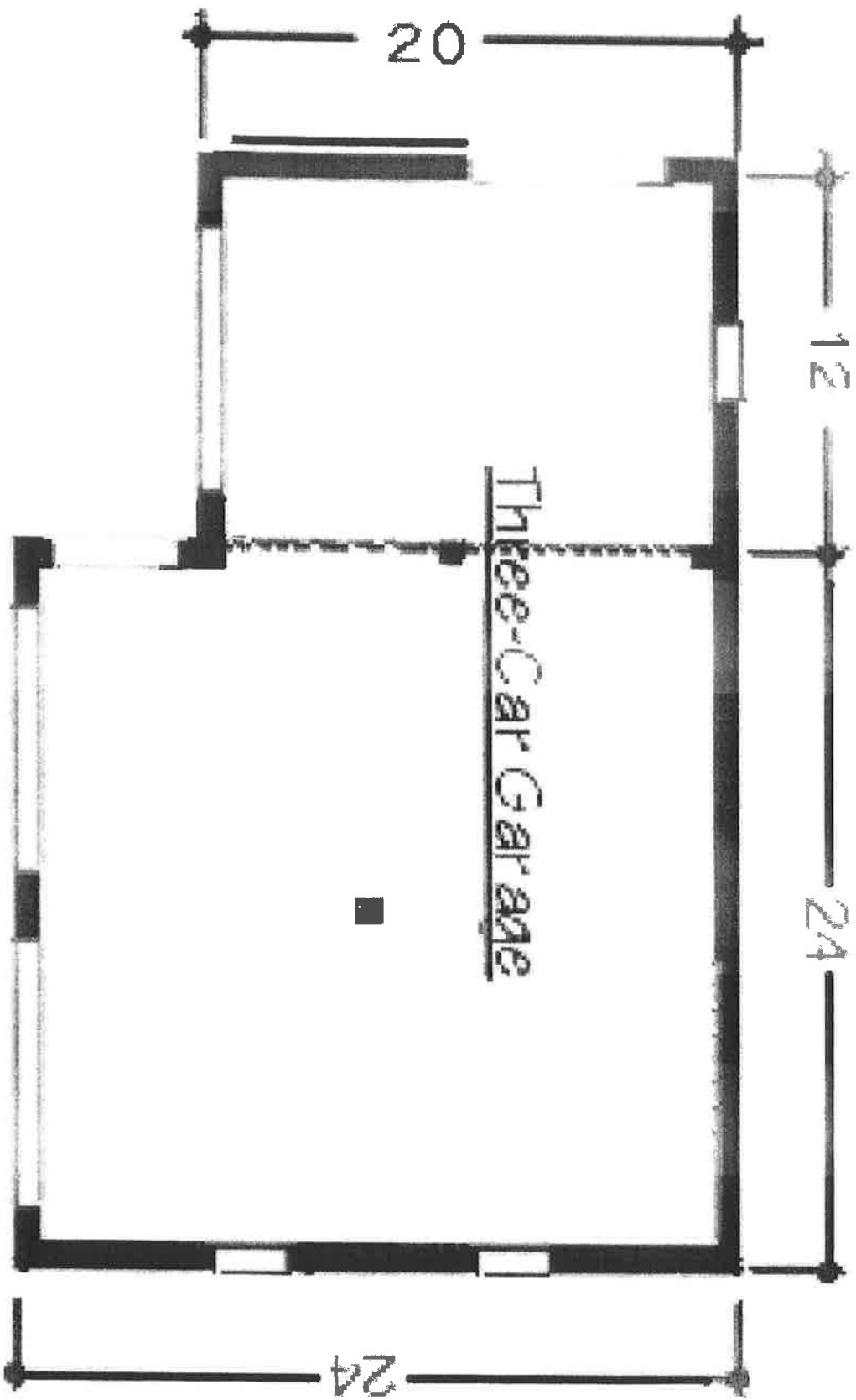
More than eighteen different garages, vehicle barns and workshops can be built with this set of plans. The 24' deep Main Building can be built at 24', 26' or 28' wide. It can have full stairs to the storage Loft or inexpensive pull-down stairs. Expansion Sheds can be added to either side for more parking, storage or workshop space. Vehicle doors can be hinged or overhead garage doors in a variety of sizes. A loft door and lift post are optional. See the Sample Layouts for just a few of the possible designs.

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Donald J. Berg, AIA  
PO Box 698, Rockville Centre, NY 11571

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PLEASE SIGN IN

**ZONING BOARD OF APPEALS MEETING  
OCTOBER 17, 2007**

**NAME & COMPANY**

**ADDRESS**

RYAN BERGMAN

208 SOUTH ST

Casey Blair

319 Congdon