



## **CITY OF CHELSEA**

### **ZONING BOARD OF APPEALS AGENDA**

**APRIL 15, 2009, 5:00 P.M.**

**CITY OFFICES**

**305 SOUTH MAIN ST.**

**CHELSEA, MI 48118**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

Approval of the ZBA Minutes of March 18, 2009

#### **NEW BUSINESS**

**#09-03 109 EAST STREET:** An application has been filed by Charles Shiver of Chelsea Woodworking Co. for a variance from the requirements of Sections 10.03 E1, 10.06, 4.05 C2 B&C and 3.10 A of Ordinance No.79 (Zoning Ordinance); To allow for the removal of a portion of the existing residence on a non-conforming lot and the construction of a 10'x18' addition to be 4' from the side lot line, and 11' 4" from the rear lot line. The current residence is 2.5' from the side lot line. also, the demolition of an existing garage and the replacement of it with a 6' x 10' shed 4' from the owners residence, 1' from the side lot line and 3' 4" from the abutting neighbors garage. Currently the existing garage encroaches onto the neighbor's property and is 16" from the neighbor's garage). The property is described as follows: Tax code: # 06-06-12-182-020, 109 East St., Chelsea, MI

#### **CORRESPONDENCE**

#### **ADJOURNMENT**



## CITY OF CHELSEA

### Zoning Board of Appeals

### Minutes of April 15, 2009

Meeting called to order by acting Chair Charles Schauer at 5:05 P.M.

Also Present: Charles Burgess, Rita Homes, Richard Bauer

Absent: Tom Osborne, Casey Blair

Motion by Richard Bauer, seconded by Charles Burgess to approve the minutes of the March 18, 2009 meeting. All ayes, motion carried.

**Item #09-03** - An application has been filed by Charles Shiver of Chelsea Woodworking Co. for a variance from the requirements of Sections 10.03 E1, 10.06, 4.05 C2 B&C and 3.10 A of Ordinance No.79 (Zoning Ordinance); To allow for the removal of a portion of his existing residence on a non-conforming lot and the construction of a 10'x18' addition to be 4' from the side lot line, and 11' 4" from the rear lot line. The current residence is 2.5' from the side lot line, also the demolition of an existing garage and the replacement of it with a 6' x 10' shed 4' from the owners' residence, 1' from the side lot line and 3' 4" from the abutting neighbors' garage. Currently the existing garage encroaches onto the neighbors' property and is 16" from the neighbors' garage. The property is described as follows: Tax code: # 06-06-12-182-020, 109 East St., Chelsea, MI

The property owner, James Juergens, explained to the Board the reason for his request that because his lot was very small, 38' wide and he needed variances to put a small addition on his house and to replace his garage with a shed to store his lawnmower, etc. Discussion by the board members was that the applicant was actually going to be reducing the existing non-conformities.

Motion by Charles Burgess, seconded by Rita Homes to separate the shed and house addition into two separate motions. All ayes, motion carried.

Motion by Charles Burgess, Seconded by Rita Holmes to grant a variance to allow a 6' x 10' shed to be constructed 4 feet from the owners residence, 1 foot from the south lot line and 3 feet 4 inches from the abutting property owners garage. All ayes, motion carried.

PLEASE SIGN IN

**ZONING BOARD OF APPEALS MEETING  
APRIL 15, 2009**

**NAME**

CHARLES SHIVER

JAMES NUTZGEN

**ADDRESS**

532 N MAIN CHELSEA

109 W. 1ST CHELSEA