



CITY OF CHELSEA
ZONING BOARD OF APPEALS SPECIAL MEETING
AGENDA

MAY 6, 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 April 15, 2009

NEW BUSINESS

#09-04 310 SOUTH STREET: An application has been filed by Rebecca Walch of Walch Builders for a variance from the requirements of Sections 4.05 C2a of Ordinance No.79 (Zoning Ordinance); To Reduce the required front yard setback on a new dwelling from 20 feet to 14 feet to allow the new structure to match existing setbacks in the neighborhood. The property is described as follows: Tax Code: # 06-06-12-430-028, 310 South St., Chelsea, MI

CORRESPONDENCE

ADJOURNMENT



CITY OF CHELSEA

Zoning Board of Appeals City of Chelsea Lower Level Office 305 S. Main Street, Chelsea Minutes of May 6, 2009

Also Present: Charles Burgess, Rita Homes, Richard Bauer, Chuck Schauer, Casey Blair

Absent: Tom Osborne

Meeting called to order by acting Chair Charles Schauer at 5:00P.M.

Motion by Richard Bauer, seconded by Charles Burgess to approve the minutes of the April 15, 2009 meeting. All ayes, motion carried.

Item #09-04 - 310 South St. An application has been filed by Rebecca Walch of Walch Builders for a variance from the requirements of Sections 4.05 C2a of Ordinance No.79 (Zoning Ordinance); To reduce the required front yard setback for a new dwelling from 20 feet to 14 feet to allow the new structure to match existing setbacks in the neighborhood. The property is described as follows: Tax Code: # 06-06-12-430-028 310 South St., Chelsea, MI

Rebecca Walch of Walch Builders addressed the board regarding the reason for the variance request and stated that the goal was to maintain uniformity in the housing setbacks in the neighborhood to preserve esthetics. They have not had a survey and do not know exactly how far back the house sits from the right-of-way but they want to strike a balance between the houses on either side excluding the front porch.

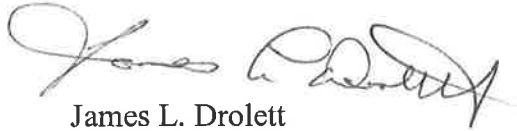
Much discussion from the many neighbors present. The consensus was that it was good the house and garage were coming down. Issues also talked about were the sanitary sewer location and the stone wall.

Motion by Blair, seconded by Burgess to grant a variance to the front yard setback to allow the new house to be setback the same distance as the two neighboring house minus the front porch. All ayes! Motion carried.

Reason: To keep uniformity of setbacks in neighborhood.

Motion by Bauer, seconded by Burgess to adjourn at 5:25 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James L. Drolett". The signature is fluid and cursive, with a large initial "J" and a distinct "D".

James L. Drolett
Planning and Zoning Administrator

Recording Secretary



CITY OF CHELSEA

5-6-09

Sign Your Sheet

ZBA

ADDRESS

NAME

JOHN F MCKENZIE

304 South St.

Sherry McKenzie

304 South St

George Winans

214 11 W

Rod & Walsh

10536 Woodbrook Dr,

Somerset, Mi 49233

Joanne Arnold

321 South St.



CITY OF CHELSEA

April 10, 2009

MEMO TO: ZBA Members

FROM: Karon Barbour

SUBJECT: Special Meeting

Due to time constraints, a special ZBA Meeting has been called for Wednesday, May 6th, to discuss a setback variance on South Street!

We do not have any other submissions as of yet for the regular ZBA Meeting normally scheduled for May 20th, but there is still time for submission thru the end of next week! It is unlikely, but still possible that you will have two meetings next month!