



CITY OF CHELSEA
City of Chelsea
Zoning Board of Appeals
July 21, 2010

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

Members present: Tom Osborne, Casey Blair, Charles Burgess, Chuck Schaur, Richard Bauer

Others present: Applicants and Lynn Dehar

Motion by Blair, 2nd by Burgess to approve the minutes of the previous meeting as read. Motion passed all Ayes.

Item # 10-03

Request by Ed Sajewski for a variance from Sec. 4.05 C2a and C3 and C4 and 10-03 E1 to reduce the front set back to build a porch, construct a new mud room and garage with a floor area ratio of 39.8 and lot coverage of 35.5%.

Motion by Schauer and 2nd by Blair: Due to ordinance changes since purchasing the residence with regard to FAR and Lot Coverage, and given the relation between the sidewalk and the actual property lines, a motion was made to allow a FAR of 39.8 and Lot Coverage of 35.5%, and a set back on the west side to allow a 6' wide porch.

Motion passed all Ayes.

The Chair introduced Lynn Dehar as a prospective alternate member.

Meeting adjourned at 5:30pm

Casey Blair
Charles Burgess

Donald T Osborne

D Osborne

Chuck H. Schaur
Richard Bauer



CITY OF CHELSEA

ZONING BOARD OF APPEALS AGENDA

JULY 21, 2010, 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 June 16, 2010.

NEW BUSINESS

- **#10-03 137 South Street** – An application has been filed by Ed Sajewski of 137 South St., Chelsea, MI for a variance from the requirements of Section 4.05 C2a, and 4.05 C3 and 4 and 10-03 E1 of Ordinance No.166 (Zoning Ordinance), to construct a front porch and reduce the front yard setback from 20 feet to 11 feet, and construct a new mud room and garage giving a new floor area ratio (FAR) of 39.8% and lot coverage of 35.5% exceeding the allowed FAR of 35% and lot coverage of 35%. The property is described as follows: Tax Code: #06-06-12-436-002, 137 South Street, Chelsea, Michigan

CORRESPONDENCE

ADJOURNMENT



CITY OF CHELSEA

July 16, 2010

MEMO TO: Zoning Board of Appeals

FROM: Karon Barbour

SUBJECT: Variance Request for 137 South Street

The applicant is requesting a larger reduction in the set back than shown on the original plans that were submitted, and noticed in the paper. I have put both plans in your packet so that you can also see the issues with the floor area ratio and lot coverage which may change the lot coverage percentage and which are not shown on the revised plan. The applicant would like to add an additional 2 feet to the porch which would increase the front yard setback reduction to 9 feet, instead of the requested 11 foot set back.

Please take a look at existing homes in that area to make sure it is an appropriate fit before the meeting.

Please feel free to call the office if you have any questions.

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 EDMUND & MARY SAJEWSKI OF 137 SOUTH ST
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: 0606-12-436-002

Address of the Property involved: 137 SOUTH ST. CHELSEA MI

Legal Description: _____

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:

SECTIONS 4.05 C 2a, 4.05 C 3 AND 4 TO CONSTRUCT
A FRONT PORCH AND A NEW MUD ROOM AND GARAGE. ALSO, 10.03E1

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: PORCH ON SIDE (CONGDON) TO
RETURN TO ORIGINAL CONDITION

Date: 6/16/2010

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 _____

Feb 02, Planning & Zoning

475-5915
ed sajewski



CITY OF CHELSEA

NOTICE OF VARIANCE HEARING

An application has been filed by **ED SAJEWSKI** of **137 SOUTH ST., CHELSEA, MI** for a variance from the requirements of **Section 4.05 C2a, and 4.05 C3 and 4 and 10-03 E1** of Ordinance No.166 (Zoning Ordinance), to **CONSTRUCT A FRONT PORCH AND REDUCE THE FRONT YARD SETBACK FROM 20 FEET TO 11 FEET, AND CONSTRUCT A NEW MUD ROOM AND GARAGE GIVING A NEW FLOOR AREA RATIO (FAR) OF 39.8% AND LOT COVERAGE OF 35.5% EXCEEDING THE ALLOWED FAR OF 35% AND LOT COVERAGE OF 35%.**

The property is described as follows:

TAX CODE: #06-06-12-436-002
137 SOUTH STREET, CHELSEA, MICHIGAN

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, July 21, 2010** 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.

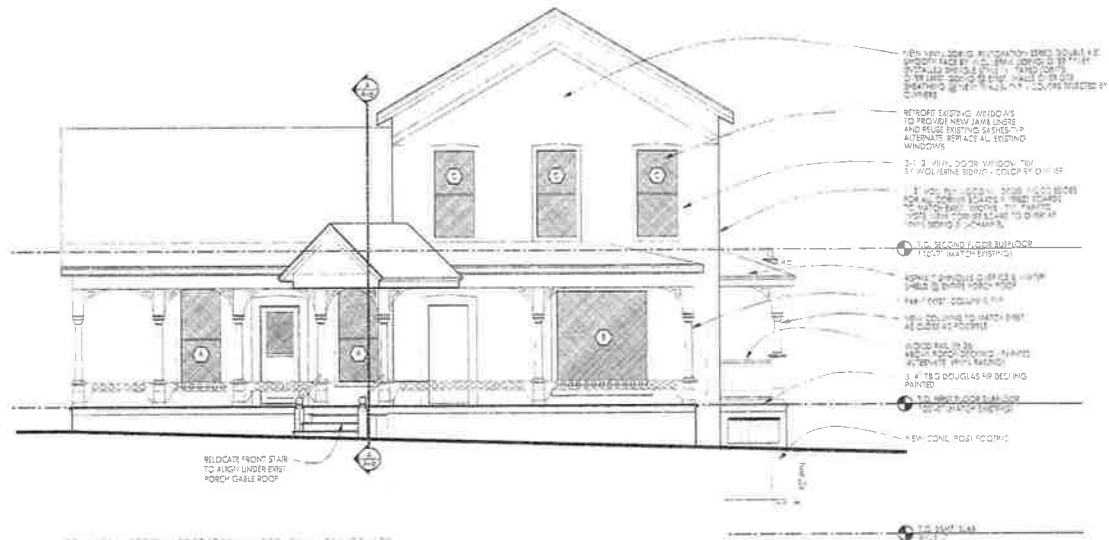
Persons requiring reasonable accommodations to disabilities in order that the hearing be accessible to them, are requested to notify the Zoning Board of Appeals Chairman no later than five (5) business days prior to the date of the hearing of such disability.

DONALD T. OSBORNE, CHAIRMAN
ZONING BOARD OF APPEALS

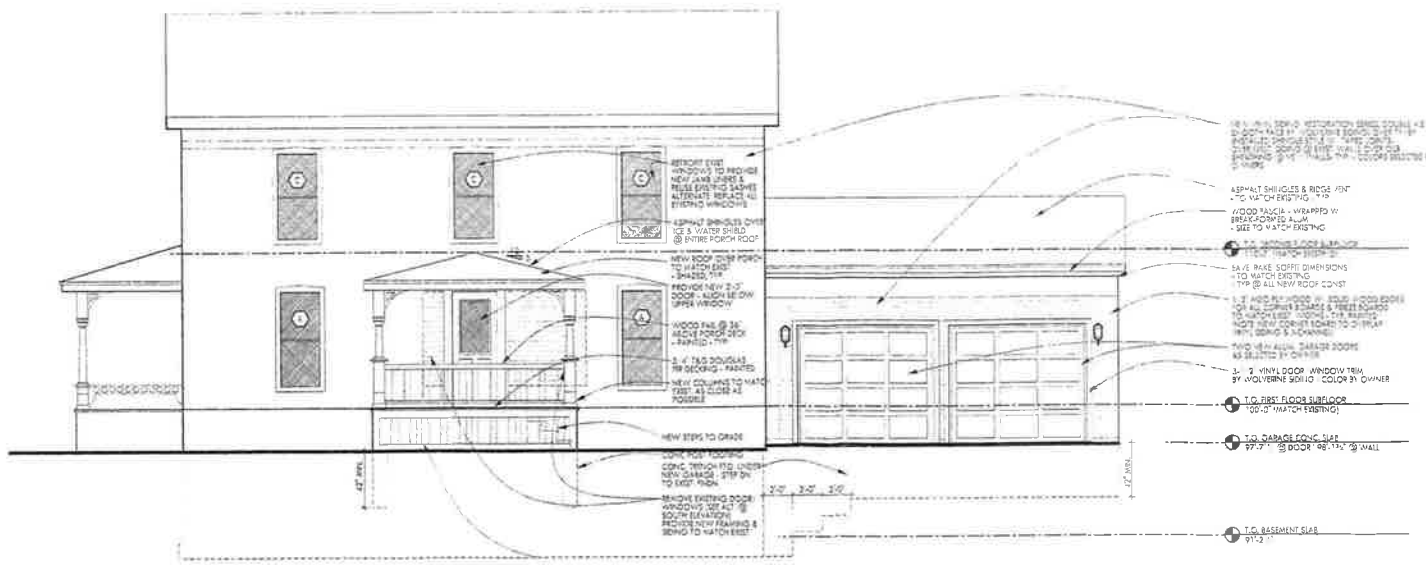


van go architects,

118a n. fourth st
ann arbor, mi 4
p: 734.741.9422
f: 734.741.0414



FRONT ELEVATION
1/4" = 1'-0"



ADDITION TO THE

SAJEWSKI
RESIDENCE

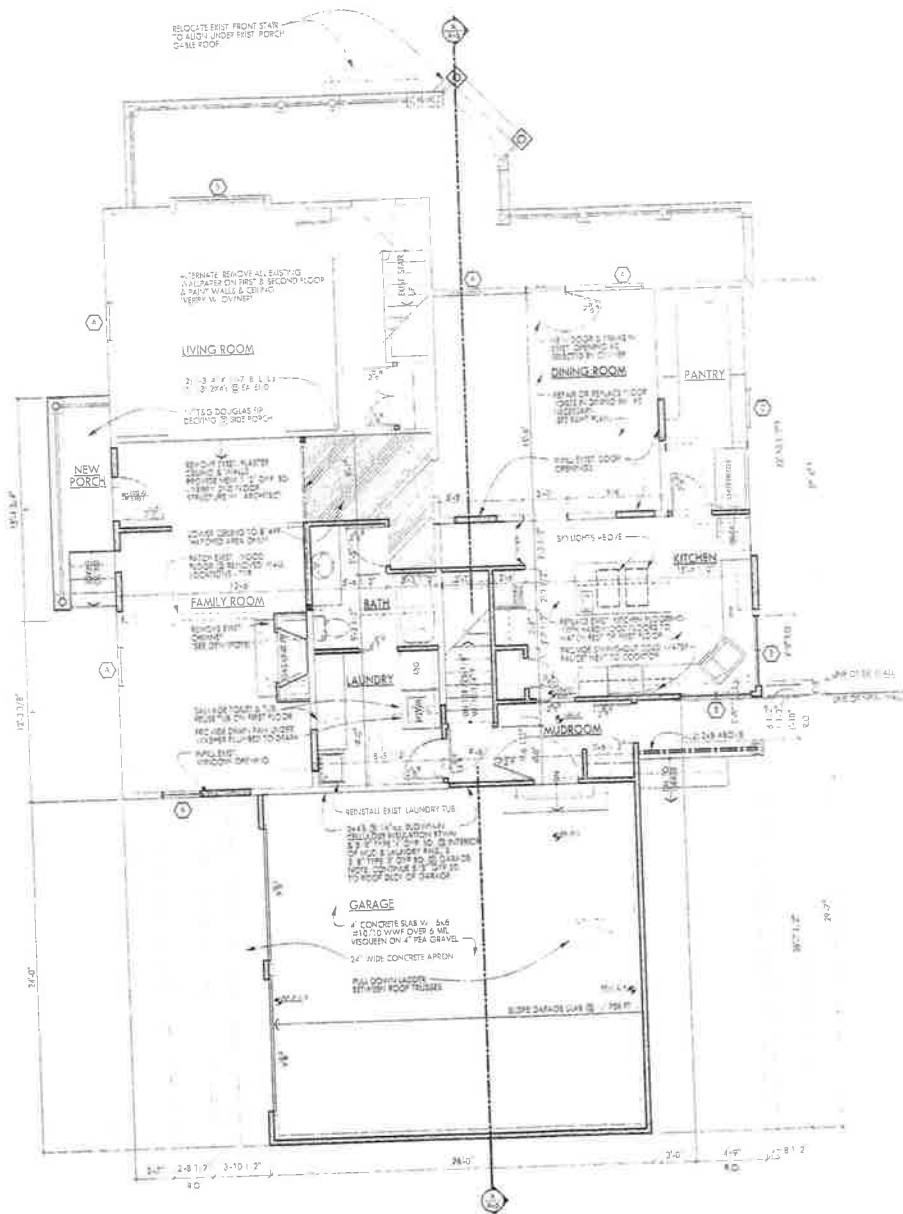
137 SOUTH STREET
CHELSEA, MI 481

PROJECT 051

© 2009 VanGoer Architects

PERMIT / SD
CONSTRUCTION 11

FRONT & SIDE
ELEVATIONS



FIRST FLOOR PLAN

GENERAL NOTES

1. ALL WORK SHALL ACCORD TO THE LATEST ACCEPTED EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.
2. ALL WORK SHALL BE IN ACCORD WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.
3. ALL WORK SHALL BE IN ACCORD WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.
4. ALL WORK SHALL BE IN ACCORD WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.
5. ALL WORK SHALL BE IN ACCORD WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.
6. ALL WORK SHALL BE IN ACCORD WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.

GENERAL FRAMING NOTES

1. ALL FRAMING SHALL BE IN ACCORD WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.
2. ALL FRAMING SHALL BE IN ACCORD WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.
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6. ALL FRAMING SHALL BE IN ACCORD WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.



118a n. fourth ave.
ann arbor, mi 4811
p: 734 741,9422
f 734 741 0414

ADDITION TO THE
SAJEWSKI RESIDENCE
137 SOUTH STREET
CHELSEA, MI 4811
PROJECT 0516

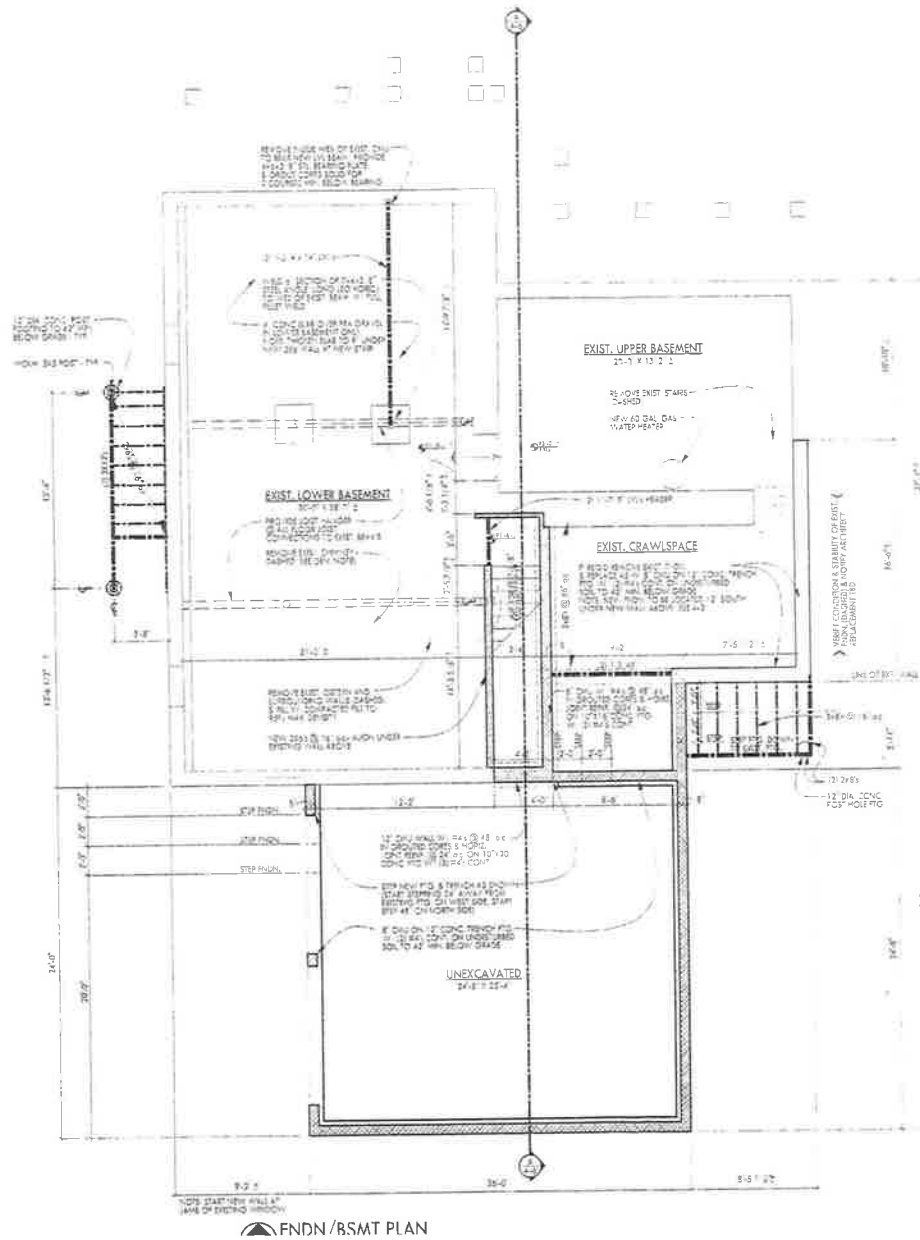
© 2008 VanGoo Architect
PERMIT BID CONSTRUCTION: 08/10

FIRST FLOOR PLAN



van goo
architects, inc.

118a n fourth ave
ann arbor, mi 4810
p: 734.741.9422
f: 734.741.0414



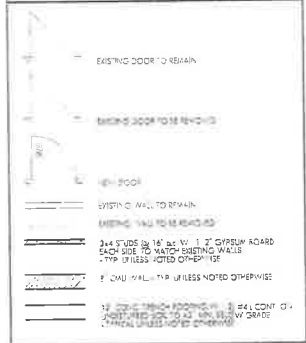
GENERAL NOTES

1. WORK SHALL CONFORM TO THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.

GENERAL FRAMING NOTES

- FRAMING PLANS ARE INTENDED TO SHOW THE GENERAL CONCEPT OF THE ROOF, FLOOR AND ROOM PARTITIONS. THESE PLANS SHOULD BE CONSULTED COMPLETELY WITH THE ARCHITECT'S INTENT.
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.

DOOR AND WALL LEGEND



GENERAL M/E LEGEND

- PERFORM ALL MECHANICAL AND ELECTRICAL WORK IN CONFORMANCE WITH THE LATEST EDITIONS OF ALL NATIONAL, STATE AND LOCAL CODES.
1. THE LOCATION OF ALL LIGHT FIXTURES, MECHANICAL DEVICES, AND SWITCHES SHALL BE BASED ON THE ARCHITECT'S INTENT AND SHALL BE BASED ON THE ARCHITECT'S INTENT AND SHALL BE BASED ON THE ARCHITECT'S INTENT.
 2. ALL ELECTRICAL DEVICES, EQUIPMENT INSTALLED UNDER THE CONTRACT SHALL BE NEW AND SHALL BE LISTED, LABELLED, APPROVED FOR ITS INTENDED USE.

ADDITION TO THE

SAJEWSKI RESIDENCE

137 SOUTH STREET
CHELSEA, MI 48118

PROJECT 0516

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PERMIT NO. 06-13
CONSTRUCTION 10-1

FOUNDATION/
FOUNDATION/

original plan



van goe
architects,

118a n. fourth av
ann arbor, mi 48
p: 734.741.9422
f: 734.741.0414



ADDITION TO THE

SAJEWSKI
RESIDENCE

137 SOUTH STRE
CHELSEA, MI 481

PROJECT 051

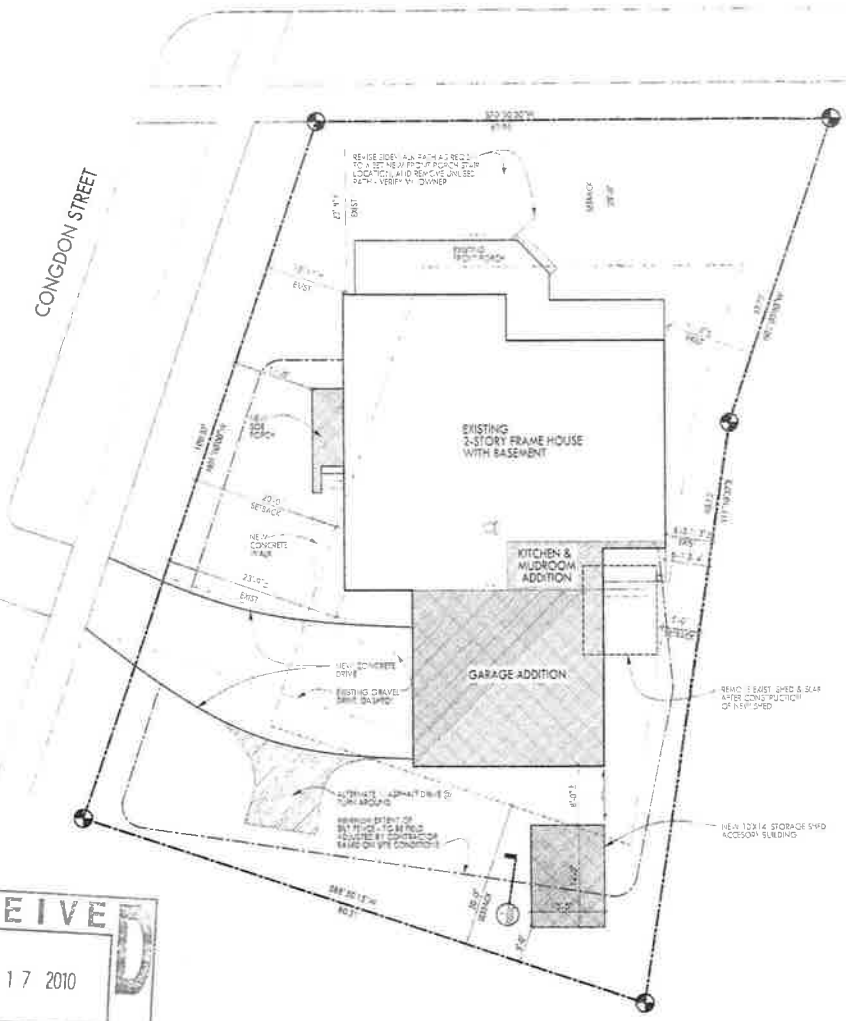
© 2009 VanGoe Archite

PERMIT/BD
CONSTRUCTION 05
10

SITE PLAN
PROJECT DATA

SOUTH STREET

CONGDON STREET



PROJECT INFORMATION

OWNER
ED & MARY SAJEWSKI
137 SOUTH STREET
CHELSEA, MI 48118
PHONE 734 475 5915

ARCHITECT
VANGOE ARCHITECTS, INC
118A NORTH FOURTH AVENUE
ANN ARBOR, MICHIGAN 48104
PHONE 734 741 9422
FAX 734 741 0414

CONTRACTOR
TNO

PROJECT NAME AND LOCATION
ADDITION TO THE SAJEWSKI RESIDENCE
137 SOUTH STREET
CHELSEA, MI 48118

PROJECT DESCRIPTION
ADDITION TO AND RENOVATION OF THE EXISTING HOUSE PROVIDING
A LARGER KITCHEN, MUDROOM & LAUNDRY ROOM, AND RENOVATIONS
TO ENLARGE THE MASTER SUITE ON THE SECOND FLOOR. ALSO INCLUDING
THE CONSTRUCTION OF A NEW GARAGE ADDITION.

LEGAL DESCRIPTION (AS PROVIDED BY OWNER)
BEGINNING AT THE NORTH-WEST CORNER OF LOT 1, BLOCK 1, VILLAGE
CONGDON'S SECOND ADDITION TO THE VILLAGE OF CHELSEA, THENCE
S17°19'41.88" E 18.88 FEET, THENCE S89°59'05.95" E 105.00 FEET TO THE SOUTH LINE OF
SOUTH STREET, THENCE S01°15'45.78" E 45.78 FEET, THENCE S02°15'18.37"
TO THE LEFT 25.02 FEET TO THE NORTH LINE OF SAID LOT 1, WHICH IS 75.4
FEET EASTERY OF THE SOUTHWEST CORNER OF SAID LOT 1, THENCE
CONTINUING S11°41'02.27" E 27.77 FEET TO THE INTERSECTION OF A LINE
WHICH IS PARALLEL TO AND 39 FEET NORTH OF THE SOUTH LINE OF LOT 2
OF SAID JAMES M. CONGDON'S SECOND ADDITION; THENCE S88°50'15" W
ALONG SAID LINE 80.20 FEET TO THE WEST LINE OF SAID LOT 2, THENCE
N01°19'59.24" E 10.24 FEET ALONG SAID LINE TO THE PLACE OF BEGINNING, BEING
A PART OF THE SOUTHWEST 1/4 OF SECTION 12, T2S-R3E, AND PARTS OF
LOTS 1 AND 2, JAMES M. CONGDON'S SECOND ADDITION TO THE VILLAGE
OF CHELSEA ACCORDING TO THE RECORDED PLAT THEREOF, 137 SOUTH
STREET ALSO KNOWN AS 137 CONGDON STREET.

SHEET INDEX

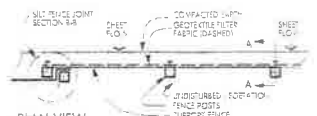
COVER	PROJECT/ZONING/CODE INFO
A-1	FOUNDATION/BASEMENT PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	FRONT & SIDE ELEVATIONS
A-5	BACK & SIDE ELEVATIONS
A-6	BUILDING SECTION, WINDOW SCHEDULE & INTERIOR ELEVATIONS
A-7	BSMT & FIRST FLOOR M/E PLANS
A-8	SECOND FLOOR M/E PLAN

BUILDING CODE INFORMATION

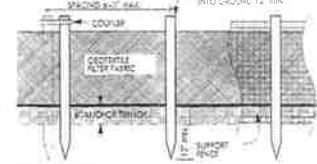
BUILDING CODE		
2003 MICHIGAN RESIDENTIAL CODE		
OCCUPANCY		
SINGLE-FAMILY RESIDENCE		
USE GROUP, SECTION 310-2003 MBC		
R2 - RESIDENTIAL		
CONSTRUCTION TYPE SECTION 602-2003 MBC		
SF - NONCOMBUSTIBLE UNPROTECTED		
FIRE SPRINKLER SYSTEM		
NOT SPRINKLED		
HEIGHT & AREA LIMITATIONS TABLE S23-2003 MBC		
HEIGHT	BASED ON	EXCLUDED
IN STORIES	3	2
SPRINKLER INCREASE	NA	NA
IN FEET	NA	NA
SPRINKLER INCREASE	NA	NA
AREA		
PER FLOOR	UNLIMITED	1,564 SF
FRONTFACE INCREASE	0 SF	0 SF
SPRINKLER INCREASE	NA	NA
EXISTING AREA (FIRST & SECOND FLOORS)		2,368 SF
ADDITION AREA		85 SF
TOTAL AREA		2,453 SF

ZONING INFORMATION

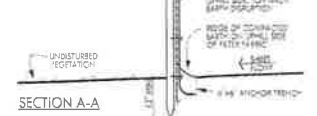
ZONING ORDINANCE		
ZONING, CITY OF CHELSEA, MI		
ZONING DISTRICT		
RS-3 - TWO-FAMILY RESIDENTIAL	REQUIRED	PROHIBITED
SETBACK LINE		
FRONT	20'	23'-6" (EXIST)
SIDE 1	5'	6'-1, 1'-2
SIDE 2	10'	NA
BACK	20'	20'
MINIMUM GROSS LOT SIZE		
AREA	7,500 SF	7,929 SF (EXIST)
WIDTH	60'	69.96' (EXIST)



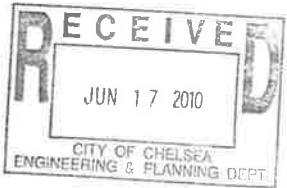
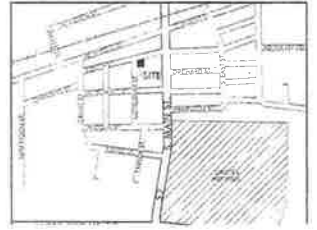
PLAN VIEW



FRONT VIEW



SECTION A-A

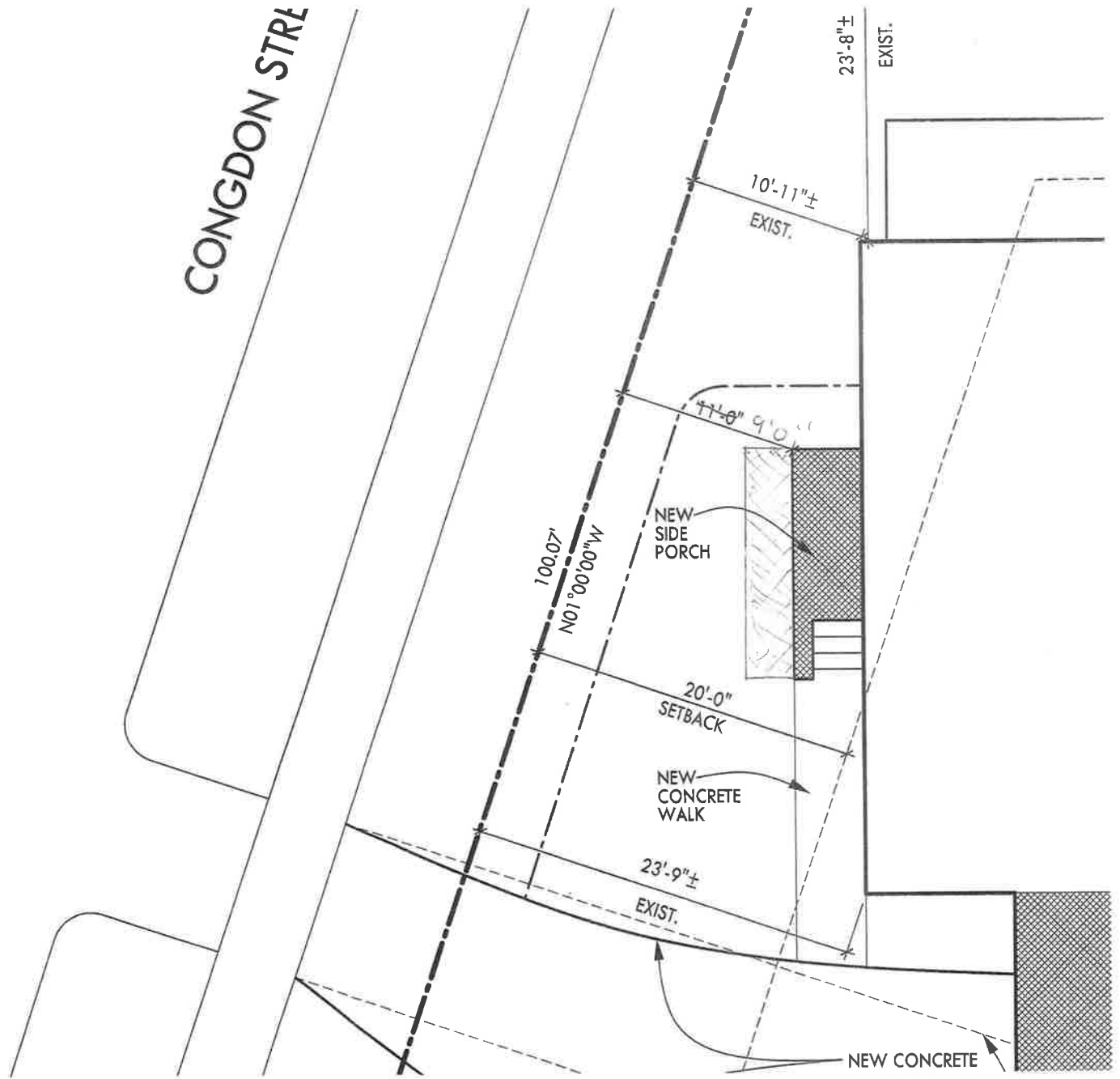


NOTE:
SITE PLAN IS BASED ON LEGAL DESCRIPTIONS
PROVIDED BY OWNER AND FIELD MEASUREMENTS.
IT IS NOT INTENDED TO BE USED FOR LEGAL
OR SURVEY PURPOSES.

SITE PLAN

New Plan

CONGDON STRE



PLEASE SIGN IN

ZONING BOARD OF APPEALS MEETING, JULY ~~22~~, 2010

21,

NAME

ADDRESS

MARY SAJEWSKI
ED SAJEWSKI

137 SOUTH ST. CHELSEA
137 SOUTH ST. CHELSEA