



## CITY OF CHELSEA

### Zoning Board of Appeals Meeting Minutes September 15<sup>th</sup>, 2010 City Hall

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

Members present: Bauer, Schauer, Burgess, Blair

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

#### Item 10-04

An application has been filed by Scott McElrath of Dangerous Architects for a variance from the requirements of Section 4.05 C 2c C4 and C5 of Ordinance No.166 (Zoning Ordinance), to construct a garage and reduce the rear yard setback from 20 ft. to 6 ft, to increase the floor area ratio to .425, (.35 allowed), and to allow an impervious ratio of .602 (.60 Allowed). The property is described as follows: Tax Code: #06-06-12-431-002, 311 South St. Chelsea.

Delete { Request by Scott McElrath from Dangerous Architects for a variance from Sec. 4.05 C 2c C4 and C5 of the Zoning Ordinance. Reducing rear setback, allow a FAR of .425 and allow an impervious ratio of .602. After reviewing the survey and discussion of neighboring properties.

Motion by Schauer, 2<sup>nd</sup> by Burgess that due to plotting of the property before current regulations and other properties in the area, move to allow a 10ft rear setback and a FAR of .425. No variance for impervious ratio was granted. Motion passed all Ayes.

Having no other business, motion by Blair, 2<sup>nd</sup> by Schauer to adjourn at 5:25 pm. Motion passed all Ayes.

Donald T Osborne



## **CITY OF CHELSEA**

**ZONING BOARD OF APPEALS  
AGENDA  
SEPTEMBER 15, 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 July 21, 2010.

### **NEW BUSINESS**

- **#10-4 Hart 311 South Street** - An application has been filed by Scott McElrath of Dangerous Architects for a variance from the requirements of Section 4.05 C 2c C4 and C5 of Ordinance No.166 (Zoning Ordinance), to construct a garage and reduce the rear yard setback from 20 ft. to 6 ft, to increase the floor area ratio to .42.5, (.35 allowed), and to allow an impervious ratio of .60.2 (.60 allowed). The property is described as follows:  
Tax code: #06-06-12-431-002, 311 South St. Chelsea, Michigan.

### **CORRESPONDENCE**

### **ADJOURNMENT**



## **CITY OF CHELSEA**

September 10, 2010

MEMO TO: Zoning Board of Appeals

SUBJECT: 311 South Street

FROM: Karon Barbour

When the petitioner submitted paperwork part of their request was for a reduction in the rear yard setback from 20 feet to 6 feet. After a survey was done, they realized they had a bit more space in the back than they originally thought. They have 9.77 feet from the back of the property instead of 6 feet!

Jones and Gower residence  
302 Garfield St  
Chelsea, MI 48118

August 30, 2010

Donald T. Osborne, Chairman  
Zoning Board of Appeals  
City of Chelsea

RE: Sept 15, 2010 variance hearing for 311 South St, Chelsea

Dear Mr. Osborne,

We live adjacent to the 311 South St. property. I will not be able to attend the Sept.15 hearing so I am submitting in writing the following concerns about the 6 foot setback variance:

- I would like to request that the relevant property lines be surveyed by the 311 South St. owner because they are proposing to build so close to the property line.
- Asking for a variance from 20ft to 6 ft seems to be significant. What is the precedent in the City for this degree of allowance?
- How will the newly installed power pole at the corner of the lot be serviced? The pole was installed with access through the 311 driveway. Will the new garage at 311 South require Chelsea Power and Light to cut our trees or shrubs to gain access to the pole?

Thank you for listening to my concerns.

Sincerely,

Carey Jones



## **CITY OF CHELSEA**

### **NOTICE OF VARIANCE HEARING**

An application has been filed by **SCOTT MCELRATH** of **DANGEROUS ARCHITECTS** for a variance from the requirements of **Section 4.05 C 2c C4 and C5** of Ordinance No.166 (Zoning Ordinance), to **CONSTRUCT A GARAGE AND REDUCE THE REAR YARD SETBACK FROM 20 FT. TO 6 FT, TO INCREASE THE FLOOR AREA RATIO TO .42.5, (.35 ALLOWED), AND TO ALLOW AN IMPERVIOUS RATIO OF .60.2 (.60 ALLOWED).**

The property is described as follows:

**TAX CODE: #06-06-12-431-002**  
**311 SOUTH ST. 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, September 15, 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**

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 SCOTT McELRATH DANGEROUS ARCHITECTS PC

APPLICANT 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: CONSTRUCT MUDROOM ADDITION TO HOUSE  
SINGLE FAMILY RESIDENTIAL RS-3

Address of the Property involved: 311 SOUTH STREET

Legal Description: OLD SID-FC 06-590-021-00 CV 7-21  
THE W 1/2 OF LOTS 1 & 2 BLK 3 JAMES CONGDON 2ND ADDITION

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:

GENERAL PROVISIONS ACCESSORY BUILDING 3.10 E  
ARTICLE 4, SECTION 4.05, C, 2, c REAR YARD

Type of Appeal - The Appeal made herewith is for:

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

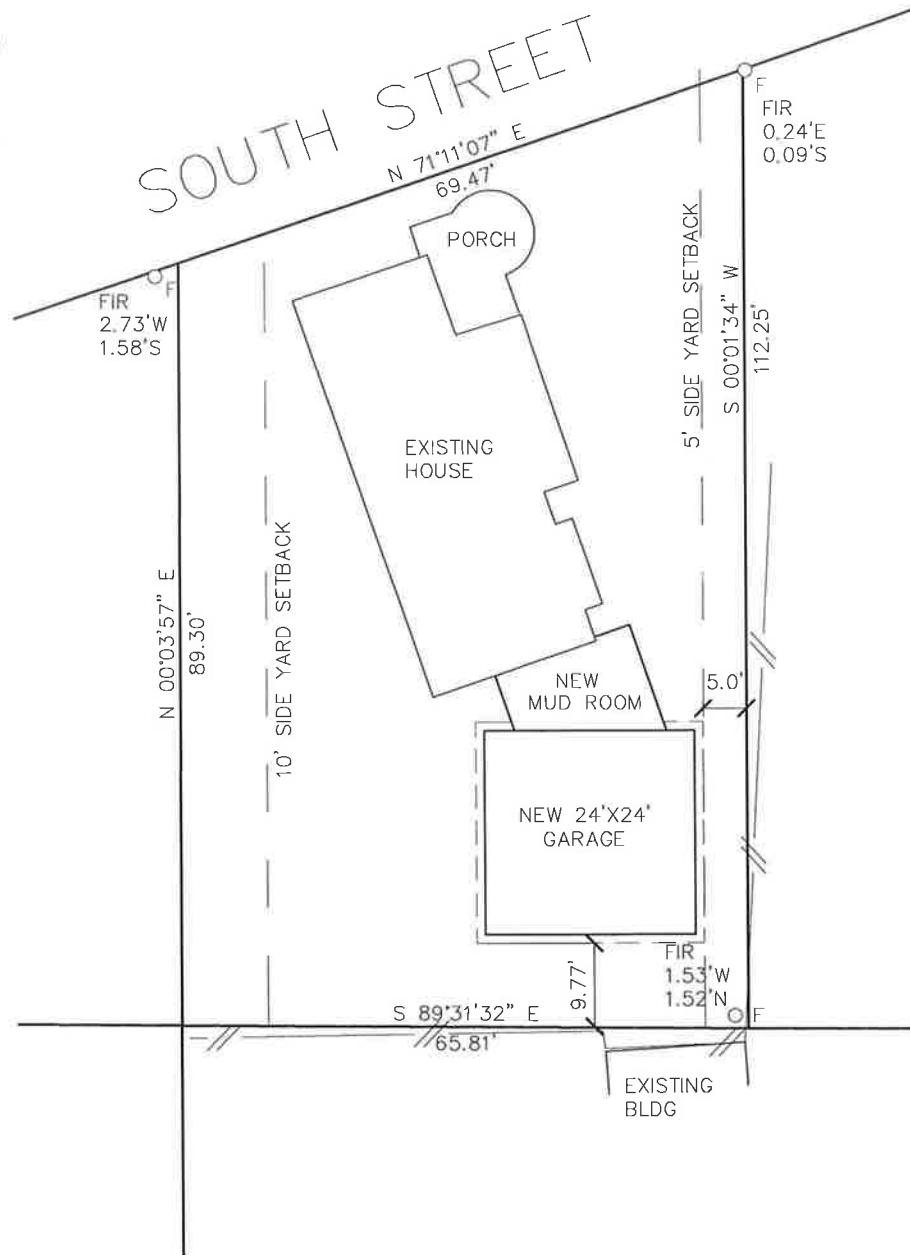
For the following reasons: WISH TO CONSTRUCT SINGLE FLOOR  
ATTACHED GARAGE WITHIN 5' OF REAR PROPERTY LINE

Date: 8.17.10

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 \_\_\_\_\_



SKETCH OF A SURVEY OF THE WEST 1/2 OF LOTS 1 & 2 OF JAMES CONGDONS 2ND ADDITION TO THE VILLAGE OF CHELSEA LOCATED IN SECTION 12, T2S, R3E, CITY OF CHELSEA, WASHTENAW COUNTY, MICHIGAN

CLIENT: DAVE HART	DATE: 9/8/10	
JOB NO.: OFFICE	SHEET 1 OF 1	
SECTION: 12    TWN: 2S.    RANGE: 3E.	SCALE: 1in. = 20 ft.	
CITY OF CHELSEA	BOOK: #	
WASHTENAW COUNTY, MICHIGAN	BY: PLH	
<b>MIDWESTERN CONSULTING</b> Civil, Environmental and Transportation Engineers Planners, Surveyors Landscape Architects 3815 Plaza Drive Ann Arbor, Michigan 48108 Phone: 734.995.0200 Fax 734.995.0599		
<b>DANGEROUS architects, pc</b> 104 south main street chelsea, mi. 48118 734.475.3660 (voice), 734.475.1992 (fax) WWW.DANGEROUS-ARCHITECTS.COM ©Copyright 2010, Dangerous Architects P.c.		







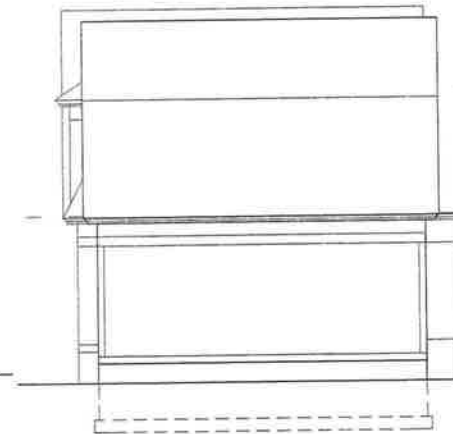
1 East Elevation  
SCALE - 1/4" = 1'-0"  
A3



2 North Elevation  
SCALE - 1/4" = 1'-0"  
A3



3 West Elevation  
SCALE - 1/4" = 1'-0"  
A3



4 South Elevation  
SCALE - 1/4" = 1'-0"  
A3

DANGEROUS architects, pc  
 104 South Main Street  
 Ann Arbor, MI 48106  
 734.769.1100  
 www.dangerousarchitects.com

CONSULTANTS

PROJECT  
 ADDITION/RENOVATION  
 HART HOUSE  
 311 SOUTH STREET  
 Chelsea, Michigan

REVISION  
 DATE 7.22.10  
 PROJECT NUMBER HART  
 FILE NUMBER

SHEET NUMBER  
**A3**

PLEASE SIGN IN

ZONING BOARD OF APPEALS  
SEPTEMBER 15, 2010

**NAME**

**ADDRESS**

DAVID M. HART

6375 DEXTER-ANN ARBOR RD,

SCOTT McELRATH

DEXTER NJ 48130

CHARLES BURGESS

104 SOUTH MAIN CHELSEA