



CITY OF CHELSEA

ZONING BOARD OF APPEALS AGENDA

OCTOBER 20, 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 September 15, 2010.

NEW BUSINESS

- **#10-5 1445 S. Main** – An application has been filed by Felix T. Weber of 652 Mayer Dr., Chelsea, MI for a variance from the requirements of Section 5.13 - 10 of Ordinance No.166 (Zoning Ordinance), to allow outdoor display and sales for 300 days (10 months) annually to sell flowers. The property is described as follows: Tax Code: #06-06-13-450-004, 1445 South Main, Chelsea, Michigan.
- **#10-6 407 Lincoln court** - An application has been filed by Joseph Grammatico of Master Key Builders for a variance from the requirements of Section 4.04C2c of Ordinance No.166 (Zoning Ordinance), to allow for the construction of a 12' X 12' deck on the rear of an existing dwelling 8 feet from the rear lot line. Current setback is 20 feet. The property is described as follows: Tax Code: #06-06-12-385-007, 407 Lincoln Court, Chelsea, Michigan.

CORRESPONDENCE

ADJOURNMENT



Charles Schauer
Richard Bauer
Charles Bauer
Casey Blair

CITY OF CHELSEA

City of Chelsea Zoning Board of Appeals Meeting Minutes October 20th, 2010

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

Motion by Richard Bauer, 2nd by Charles Schauer to accept the minutes as read with correction. Passed all Ayes.

Item 10-5

Request by Felix Weber to allow outdoor display and sales for 300 days per year at 1445 S. Main.

Motion by Charles Schauer, 2nd by Casey Blair that due to the unusual shape of the property, and the limited possible uses, to allow the variance to have home and garden seasonal sales of plants and decorations but to exclude building materials such as gravel and pavers. Motion passed all Ayes.

Item 10-6

Request by Master Key Builders to allow a deck at 407 Lincoln Court, with a rear setback of 8 feet. Tax Code: #06-06-12-385-007.

Motion by Charles Schauer, 2nd by Richard Bauer that due to easement behind property and the unusual shape of the lot, that the variance be allowed as requested. Motion passed all Ayes.

Having no other business, motion by Charles Schauer, 2nd by Richard Bauer to adjourn at 5:30 pm. Passed all Ayes.

Donald T. Osborne



CITY OF CHELSEA

NOTICE OF VARIANCE HEARING

An application has been filed by **FELIX T. WEBER** of **652 MAYER DR., CHELSEA, MI** for a variance from the requirements of **Section 5.13 - 10** of Ordinance No.166 (Zoning Ordinance), to **ALLOW OUTDOOR DISPLAY AND SALES FOR 300 DAYS (10 MONTHS) ANNUALLY TO SELL FLOWERS.**

The property is described as follows:

TAX CODE: #06-06-13-450-004
1445 SOUTH MAIN, 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, October 20, 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

ZBA Variance Application
City of Chelsea
Washtenaw County, Michigan

Date 8/31/2010
Application No. _____

APPLICANT(S) SIGNATURE [Signature]

APPLICANT(S) ADDRESS 602 MAYER DR.

CHelsea, MI 48118 PHONE# 734 475 1771

2. THE APPLICANT(S) ARE: () OWNER(S) OF THE PROPERTY INVOLVED.
() ACTING ON BEHALF OF THE OWNER(S) OF PROPERTY INVOLVED.

Application for Appeal

PLEASE PRINT OR TYPE (If additional space is needed use the back or a separate sheet)

I/We FELIX T. WEBER of PALMER MOTOR SALES, INC

_____ 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: 06-06-13-450-004 1445 S. Main

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:

5.13 (10) - REQUESTING THAT THE 60 DAY PERIOD BE
EXTENDED FOR 300 DAYS. THIS VARIANCE WILL BE ONE ENTITY
ONLY - HEIM GARDENS.

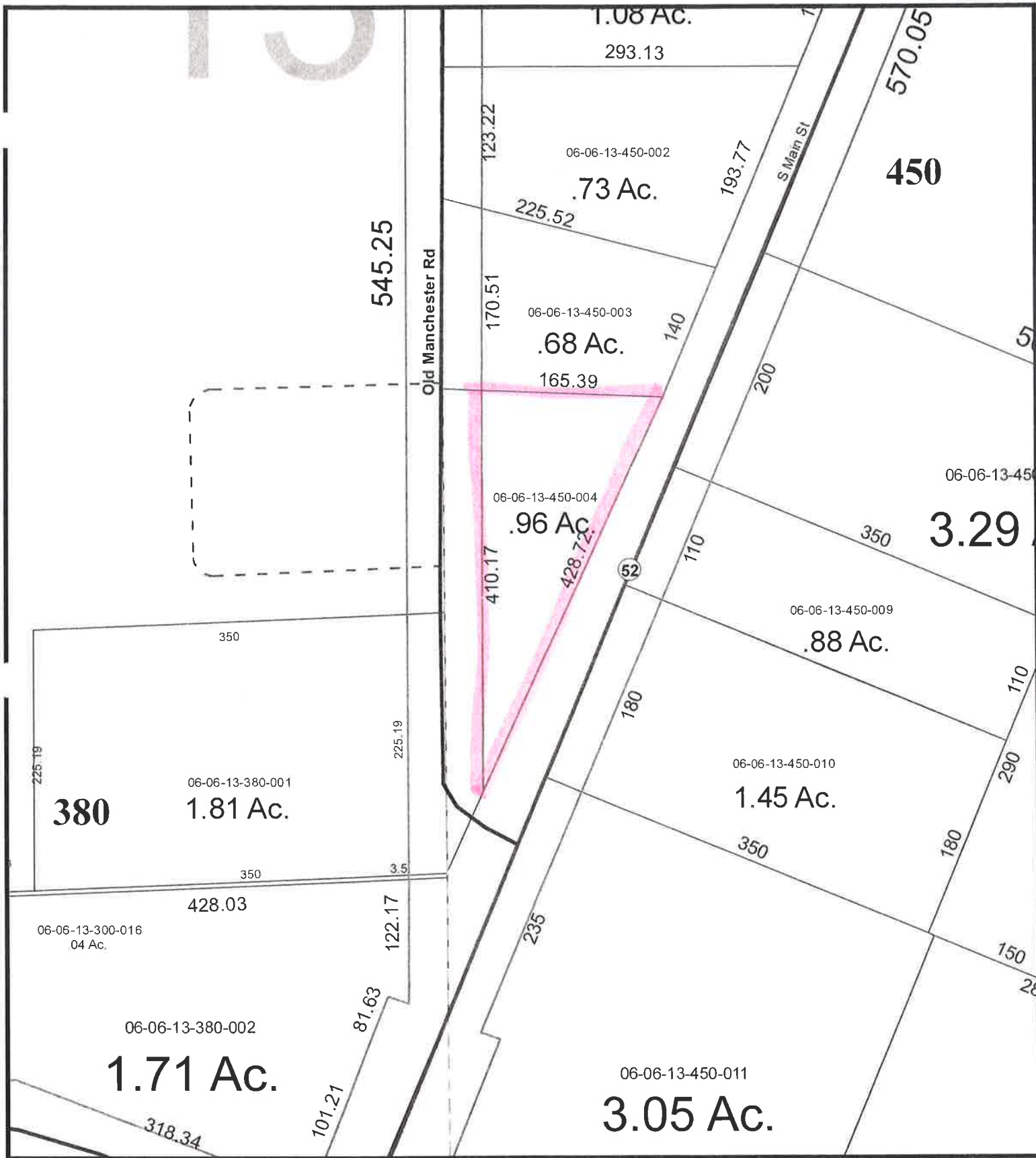
Type of Appeal - The Appeal made herewith is for:

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

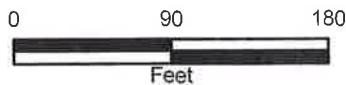
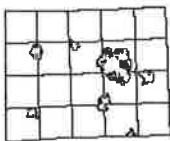
For the following reasons: DUE TO CITY REGULATED SETBACKS THE PARCEL
DOES NOT ALLOW FOR OTHER BUSINESSES ALLOWED IN C-4 ZONING.

Date: _____

Applicants signature: _____



Location Map



1 inch = 111.5 feet



Geographic Information System

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

NOTE: PARCELS MAY NOT BE TO SCALE

GIS Map Print

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

Date Printed: 09/02/2010



CITY OF CHELSEA

NOTICE OF VARIANCE HEARING

An application has been filed by **JOSEPH GRAMMATICO** of **MASTER KEY BUILDERS** for a variance from the requirements of **Section 4.04C2c** of Ordinance No.166 (Zoning Ordinance), to **ALLOW FOR THE CONSTRUCTION OF A 12' X 12' DECK ON THE REAR OF AN EXISTING DWELLING 8 FEET FROM THE REAR LOT LINE. CURRENT SETBACK IS 20 FEET.**

The property is described as follows:

TAX CODE: #06-06-12-385-007
407 LINCOLN COURT, 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.

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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.

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DONALD T. OSBORNE, CHAIRMAN
ZONING BOARD OF APPEALS

ZBA Variance Application
City of Chelsea
Washtenaw County, Michigan

Date 9/15/10
Application No. _____

APPLICANT(S) SIGNATURE Jos Grammatico

APPLICANT(S) ADDRESS 2580 W. Ellsworth Rd

A² Mi PHONE# Cell - 734-6452892
663063

2. THE APPLICANT(S) ARE: OWNER(S) OF THE PROPERTY INVOLVED. OB
 ACTING ON BEHALF OF THE OWNER(S) OF PROPERTY INVOLVED.

Application for Appeal

PLEASE PRINT OR TYPE (If additional space is needed use the back or a separate sheet)

I/We J.B. GRAMMATICO of MASTER KEY NORTHEN

WASHTENAW Drain Commission Hereby appeal to the Zoning Board of Appeals from the decision of the Zoning Inspector on Application No. _____, dated _____, 20____, whereby see Permit

- A Zoning Compliance Permit was Granted Denied
 A Certificate of Occupancy was Granted Denied

To: _____

Address of the Property involved: Lot # 7 - SPRINGFIELD SUB -

Legal Description: See Plan

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:

SEE PERMIT - Washtenaw Drain Commission
SECTION 4.64 C2c.

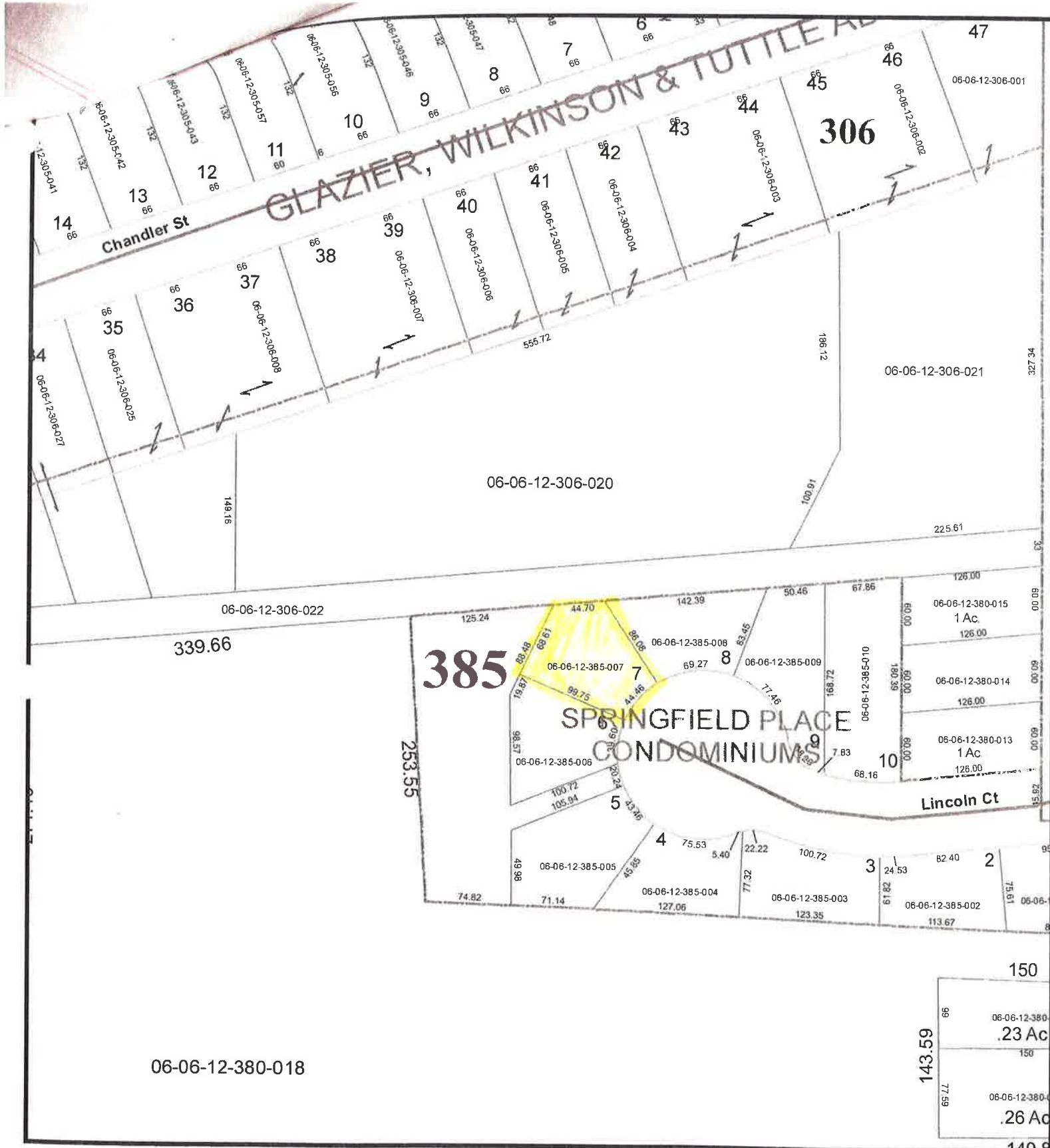
Type of Appeal – The Appeal made herewith is for:

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

For the following reasons: TO CONSTRUCT A DECK ON REAR OF DWELLING AND REDUCE THE REAR YARD SETBACK FOR A 12X12 DECK

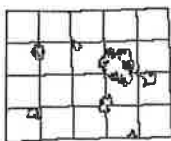
Date: 9/15/10

Applicants signature: Jos Grammatico



GIS Map Print

Location Map



1 inch = 113.3 feet

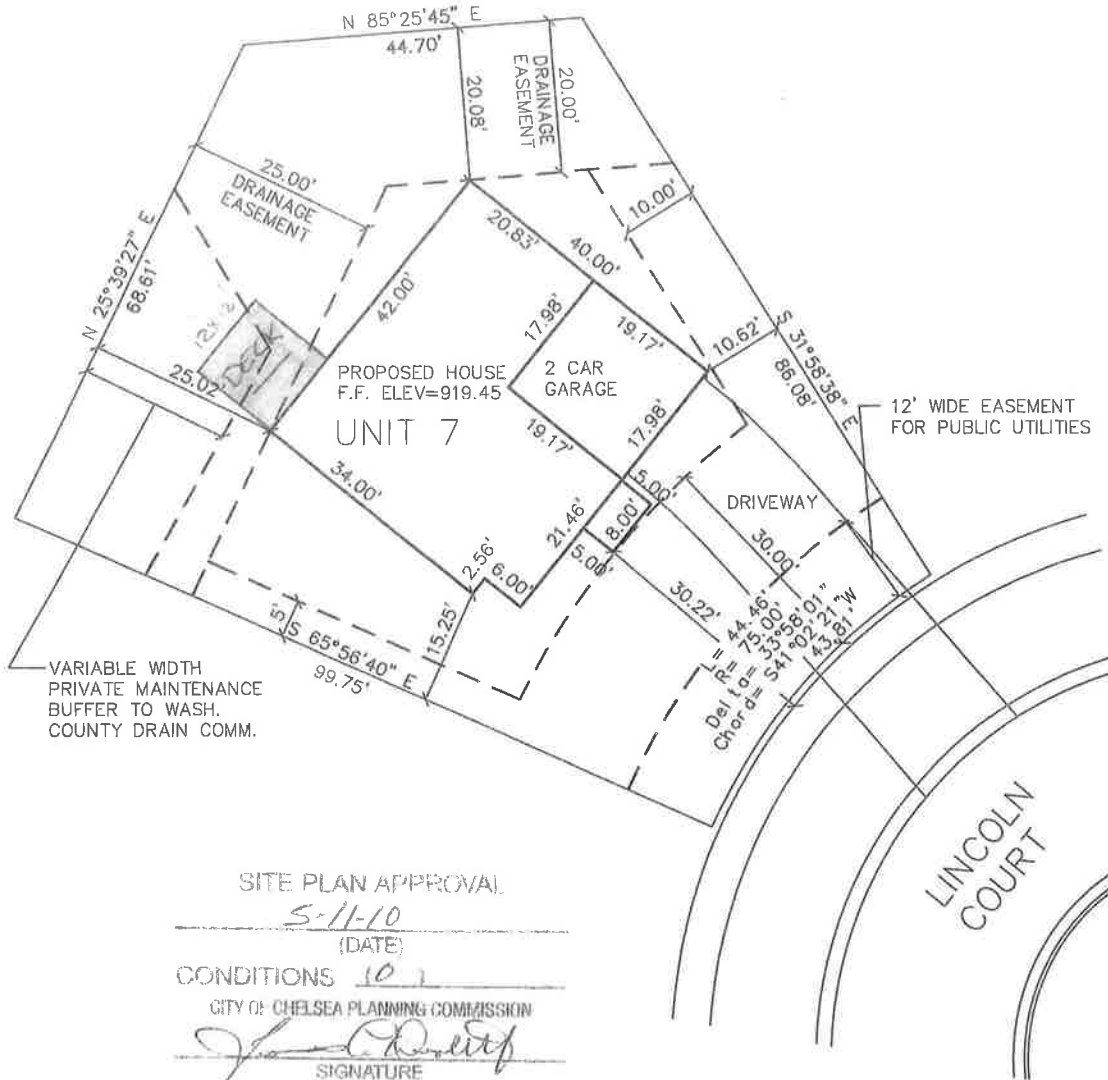


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Date Printed: 09/20/2010



SITE PLAN APPROVAL

5-11-10

(DATE)

CONDITIONS 10

CITY OF CHELSEA PLANNING COMMISSION

[Signature]
SIGNATURE

PLOT PLAN UNIT 7 SPRINGFIELD PLACE LOCATED IN SECTION 12, T2S, R3E, CITY OF CHELSEA, WASHTENAW COUNTY, MICHIGAN.

CLIENT: EAGLE HOLDINGS	DATE: 5/4/10	
JOB NO.: 10055	SHEET 1 OF 1	
SECTION: 12 TWN: 2S RANGE: 3E	SCALE: 1in.= 20 ft.	
CITY OF CHELSEA	BOOK: #	
WASHTENAW COUNTY, MICHIGAN	BY: PLH	
<p>MIDWESTERN CONSULTING</p> <p>Civil, Environmental and Transportation Engineers Planners, Surveyors Landscape Architects</p> <p>3815 Plaza Drive Ann Arbor, Michigan 48108 Phone: 734.995.0200 Fax 734.995.0599</p>		