



**CITY OF CHELSEA
ZONING BOARD OF APPEALS
AGENDA
FEBRUARY 16, 2011, 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 January 19, 2010.

NEW BUSINESS

- **AutoZone**: An application has been filed by JEFF KAUERZ of AUTOZONE INC., for a variance from the requirements of Section 4.16 C 2c of Ordinance No.166 (Zoning Ordinance), to REDUCE THE REAR YARD SETBACK FROM 35 FEET TO 22 FEET TO ALLOW FOR THE CONSTRUCTION OF A RETAIL BUILDING. The property is described as follows: TAX CODE: #06-06-13-150-011 & 012, 1194 & 1196 SOUTH MAIN, CHELSEA, MICHIGAN.

CORRESPONDENCE

ADJOURNMENT



CITY OF CHELSEA

Zoning Board of Appeals Meeting Minutes February 16, 2011

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

Members present: Rita Holmes, Charles Schauer, Charlie Burgess

Minutes from the previous meeting were read.

Motion by Charles Schauer, 2nd by Rita Holmes to approve the minutes as read. Motion passed all ayes.

- **Item 10-07 Auto Zone** - Request for a reduction of the rear yard setback from 35 feet to 22 feet at 1196 S Main, Tax Code # 06-06-13-150-011 & 012.

Due to the unusual shape of the lot, and with a retention pond to the rear, a motion was made by Charles Schauer, 2nd by Charlie Burgess to allow the variance as requested. Motion passed all ayes.

Having no further business a motion was made by Charles Schauer, 2nd by Rita Holmes to adjourn the meeting at 5:17 P.M. Motion passed all ayes.

Charles A. Schauer

Donald T Osborne

Dick Bauer
Casey Blair

D. Osborn *Charlie Burgess*



CITY OF CHELSEA

NOTICE OF VARIANCE HEARING

An application has been filed by **JEFF KAUERZ** of **AUTOZONE INC.**, for a variance from the requirements of **Section 4.16 C 2c** of Ordinance No.166 (Zoning Ordinance), to **REDUCE THE REAR YARD SETBACK FROM 35 FEET TO 22 FEET TO ALLOW FOR THE CONSTRUCTION OF A RETAIL BUILDING.**

The property is described as follows:

**TAX CODE: #06-06-13-150-011 & 012
1194 & 1196 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, January 19, 2011** 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.

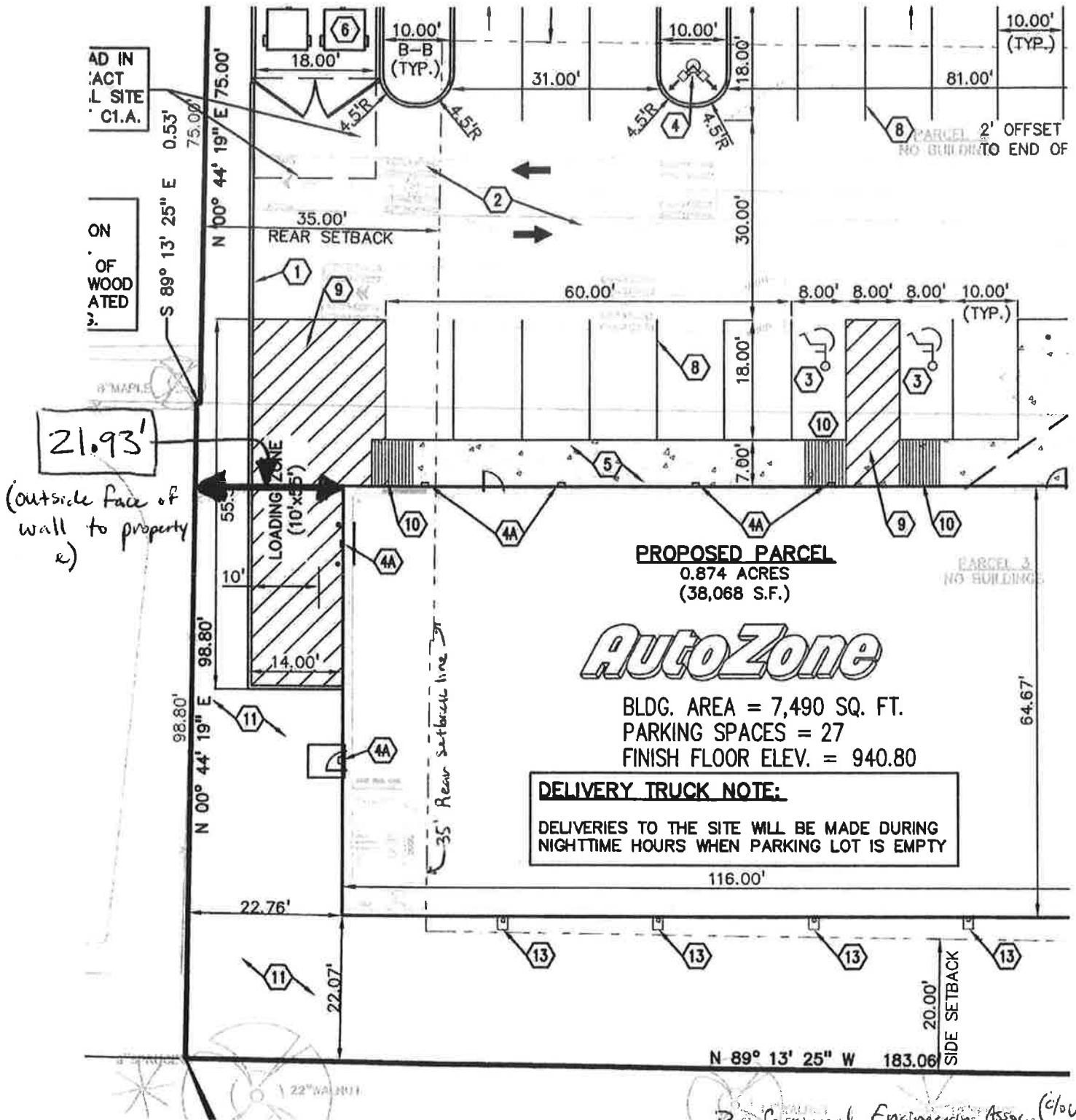
Persons requiring reasonable accommodations to disabilities in order that the hearing be accessible to them, are requested to notify the Zoning Board of Appeals Chairman no later than five (5) business days prior to the date of the hearing of such disability.

**DONALD T. OSBORNE, CHAIRMAN
ZONING BOARD OF APPEALS**

AD IN
ACT
L SITE
C1.A.

ON
OF WOOD
ATED

21.93'
(outside face of wall to property e)



PROPOSED PARCEL
0.874 ACRES
(38,068 S.F.)

AutoZone

BLDG. AREA = 7,490 SQ. FT.
PARKING SPACES = 27
FINISH FLOOR ELEV. = 940.80

DELIVERY TRUCK NOTE:
DELIVERIES TO THE SITE WILL BE MADE DURING
NIGHTTIME HOURS WHEN PARKING LOT IS EMPTY

N 89° 13' 25" W 183.06'

Professional Engineering Assoc. (c/o Wes Berdy)

↑ N
1" = 20' (8.5 x 11")

2/9/2011

AutoZone Chelsea

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 Jeff Kauertz of AutoZone, 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: 1194 & 1196 S. Main Street

Legal Description: Per ALTA Survey

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:

Article 4 – Section 4.16 – Subsection C – Item 2c: Rear yard 35 feet

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: MDOT has required drive configuration as indicated on the Preliminary Site Plan, forcing the building to the south part of the property in order to maintain delivery truck maneuverability on site. Also the natural drainage pattern of the site is to the North, and this is better accomplished with the building as shown.

Date: 10/17/10

Applicants signature: Jeff Kauertz

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

We would like to add that the neighboring parcels to the rear of the site include an existing detention basin directly adjacent, and a cemetery next to the basin. Additionally, landscaping has been added within the rear setback encroachment area.

