



CITY OF CHELSEA
ZONING BOARD OF APPEALS
AGENDA
AUGUST 17, 2011, 5:00 P.M.
CITY OFFICES
305 SOUTH MAIN ST.
CHELSEA, MI 48118

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Approve the minutes of April 20, 2011.

NEW BUSINESS

- **11-1 – 28 Sycamore** An application has been filed by RONALD STAFFORD of 28 SYCAMORE STREET, CHELSEA for a variance from the requirements of Section 5.04 of Ordinance No.166 (Zoning Ordinance), to ALLOW THE CONSTRUCTION OF A 6 FOOT PRIVACY FENCE IN THE SOUTH SIDE FRONT YARD SETBACK OF A CORNER LOT NEXT TO A PUBLIC WALKWAY. CURRENT ALLOWABLE IS 4 FEET HIGH AND 50% OPEN. The property is described as follows: TAX CODE: # 06-06-01-461-006, 28 SYCAMORE STREET, CHELSEA

- **11-2 – 312 South Street** An application has been filed by RON HERRST of RON HERRST CONSTRUCTION for a variance from the requirements of Section 4.05 C of Ordinance No.166 (Zoning Ordinance), to ALLOW THE CONSTRUCTION OF A BARN AND INCREASE THE FLOOR AREA RATIO TO 49.09% (35% ALLOWED). The property is described as follows: TAX CODE: # 06-06-12-430-027, 312 SOUTH STREET, CHELSEA

CORRESPONDENCE

ADJOURNMENT

Zoning Board of Appeals Minutes
August 17, 2011
City Hall Board Room
305 S. Main St., Chelsea, MI

Meeting called to order by Vice Chairman Schauer at 5:04 pm.

Members present: Charles Schauer, Richard Bauer and Charles Burgess

Members Absent: Tom Osborne, Robert Stephens

Minutes read from the April 20, 2011 meeting. Motion by Richard Bauer, 2nd by Charles Burgess to approve the minutes as read. All ayes, motion passed.

NEW BUSINESS

Item 11-1, 28 Sycamore: Allow the construction of a 6 foot privacy fence in the south side front yard setback of a corner lot next to a public walkway. Current allowable is 4 feet high and 50% open. The property is described as follows: Tax Code: # 06-06-01-461-006.

Motion by Charles Burgess, 2nd by Richard Bauer to grant a variance from the requirements of Section 5.04 of Ordinance # 166 (Zoning Ordinance), to allow the construction of a 6 foot privacy fence in the south side front yard setback of a corner lot next to a public walkway for 28 Sycamore Street (tax code:# 06-06-01-461-006). All ayes, motion passed.

Item 11-2, 312 South Street: Allow the construction of a barn and increase the floor area ratio to 49.09% (35% allowed). The property is described as follows: Tax Code: # 06-06-12-430-027, 312 South Street.

Motion by Richard Bauer, 2nd by Charles Burgess to grant a variance from the requirements of Section 4.05C of Ordinance No. 166 (Zoning Ordinance), to allow the construction of a barn by increasing the floor area ratio to 47.3% (provided that the existing greenhouse building is removed) for 312 South Street (tax code: # 06-06-12-430-027). All ayes, motion passed.

Motion by Richard Bauer to adjourn meeting at 5:18 pm, 2nd by Charles Burgess. All ayes, meeting adjourned.

Respectfully Submitted,

Christine Linfield
Planning, Engineering, Zoning &
Community Development Director



Charles H. Schauer
Tom Osborne
Charles Burgess
Robert Stephens

Zoning Board of Appeals Minutes
August 17, 2011
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Motion by Charles Burgess, 2nd by Richard Bauer to grant a variance from the requirements of Section 5.04 of Ordinance # 166 (Zoning Ordinance), to allow the construction of a 6 foot privacy fence in the south side front yard setback of a corner lot next to a public walkway for 28 Sycamore Street (tax code:# 06-06-01-461-006). All ayes, motion passed.

Item 11-2 312 South Street: Allow the construction of a barn and increase the floor area ratio to 49.09% (35% allowed). The property is described as follows: Tax Code: # 06-06-12-430-027, 312 South Street.

Motion by Richard Bauer, 2nd by Charles Burgess to grant a variance from the requirements of Section 4.05C of Ordinance No. 166 (Zoning Ordinance), to allow the construction of a barn by increasing the floor area ratio to 47.3% (provided that the existing greenhouse building is removed) for 312 South Street (tax code:# 06-06-12-430-027). All ayes, motion passed.

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Respectfully Submitted,



Christine Linfield
Planning, Engineering, Zoning &
Community Development Director



CITY OF CHELSEA

NOTICE OF VARIANCE HEARING

An application has been filed by **RON HERRST** of **RON HERRST CONSTRUCTION** for a variance from the requirements of **Section 4.05 C** of Ordinance No.166 (Zoning Ordinance), to **ALLOW THE CONSTRUCTION OF A BARN AND INCREASE THE FLOOR AREA RATIO TO 49.09% (35% ALLOWED)**.

The property is described as follows:

TAX CODE: # 06-06-12-430-027
312 SOUTH STREET, CHELSEA

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, August 17, 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

PLEASE SIGN IN
ZONING BOARD OF APPEALS MEETING
AUGUST 17, 2011

NAME

ADDRESS

Donna Eder

312 South St Chelsea

Jim Eder

312 South St Chelsea

Donna Eder HERRS CONST. 13425 TRIPLE RD

Ron Stafford

6175 LINDAVE RD

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 Ronald J. Stafford of 6175 LINGANE RD CHELSEA, MI

48118 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: 28 SYCAMORE CHELSEA, MI 48118

Legal Description: 06-650-030-00 CV 18-30 LOT 30 LAKEWOOD
06-06-01-461-006

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:

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: WE ARE REQUESTING A SET BACK VARIANCE TO ~~ERECT~~ ^{ERECT} A PRIVACY FENCE TO BE 10-FOOT WITH THE SOUTH-EAST BACK CORNER OF THE GARAGE.

Date: 7-18-11

Applicants signature: Ronald J. Stafford

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

Call 734-474-3558
work 734-975-4670



CITY OF CHELSEA

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The property is described as follows:

TAX CODE: # 06-06-01-461-006
28 SYCAMORE STREET, CHELSEA

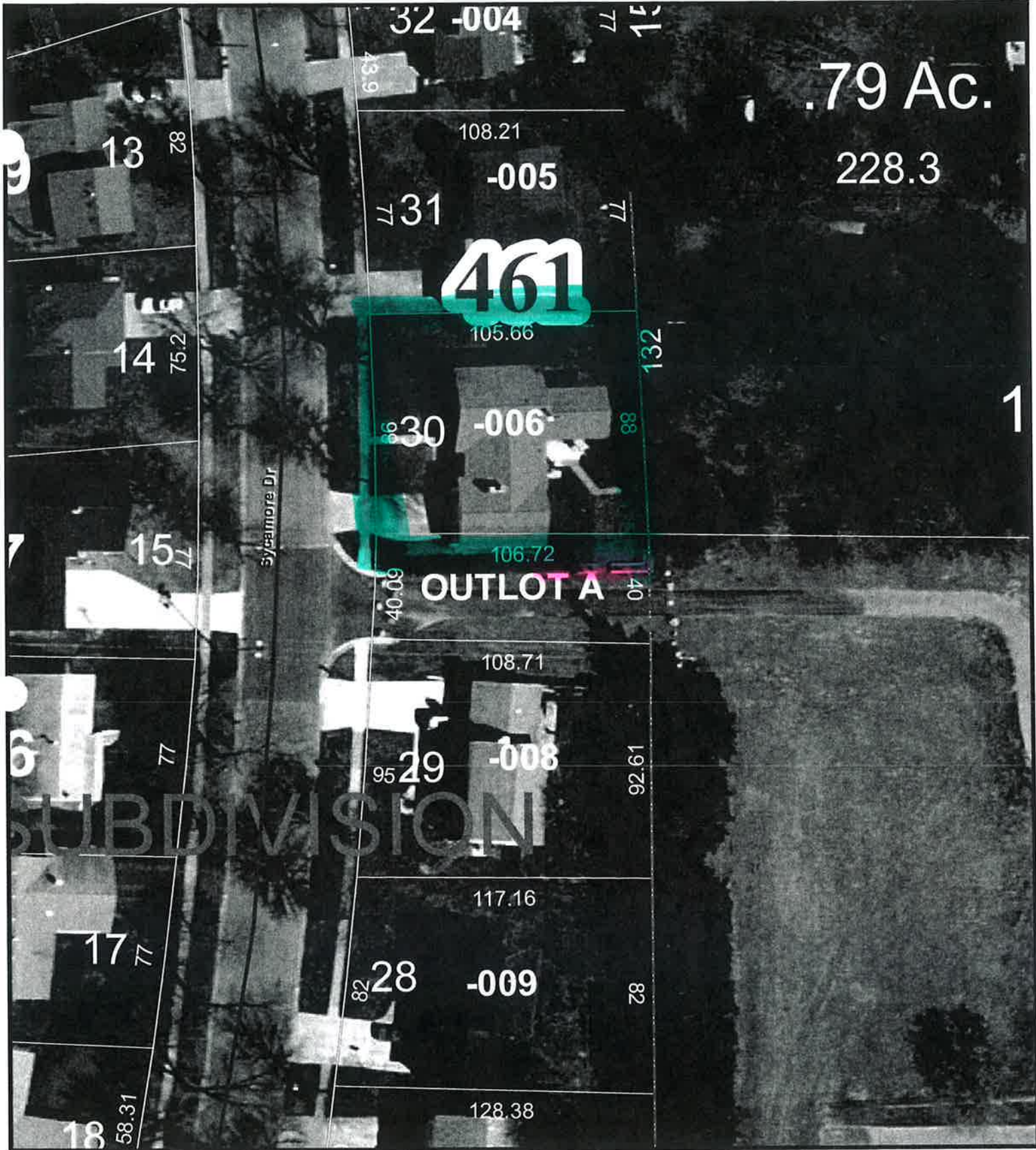
Pursuant to the procedure for a variance request: a Notice of Hearing shall be given and will be served personally or by mail at least fifteen (15) days prior to the date of such hearing, upon the party or parties making the request for appeal, and all owners of record of property and occupants of property located within three-hundred (300) feet of such premises in question.

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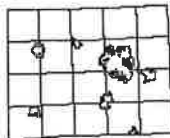
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DONALD T. OSBORNE, CHAIRMAN
ZONING BOARD OF APPEALS



GIS Map Print

Location Map



1 inch = 49.8 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

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: 07/19/2011

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 RON HERRST of HERRST CONT.

_____ 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: Allow the construction of a barn & increase the
FR to 49.0970 (35070 allowed) Section 4.05C

Address of the Property involved: 312 ~~422~~ ST. SOUTHWEST

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:

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 PART A 12x16 POLE BARN
FOR STORED 10' WALL & 13 feet tall total height

Date: July 21 2011 Applicants signature: Ron Herrst
James Edler

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 _____



CITY OF CHELSEA

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An application has been filed by **RON HERRST** of **RON HERRST CONSTRUCTION** for a variance from the requirements of **Section 4.05 C** of Ordinance No.166 (Zoning Ordinance), to **ALLOW THE CONSTRUCTION OF A BARN AND INCREASE THE FLOOR AREA RATIO TO 49.09% (35% ALLOWED)**.

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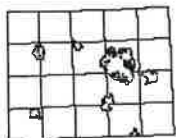
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DONALD T. OSBORNE, CHAIRMAN
ZONING BOARD OF APPEALS



Location Map



1 inch = 60.6 feet



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Date Printed: 07/22/2011