



## CITY OF CHELSEA

### City of Chelsea Zoning Board of Appeals July 18<sup>th</sup>, 2012

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

Members present: Stephens, King, Burgess, Schauer, Osborne

Motion by Schauer 2<sup>nd</sup> by Burgess to approve the minutes of the May 16, 2012 meeting as read. Motion passed all ayes.

#### **Item 12-4**

Request by Sam Pfeiffer III of 644 W Middle, for a variance to allow accessory building square foot lot coverage of 1100 and a height increase from 14 ft to 22 ft as measured midpoint between peak and eaves.

After discussion with the applicant and board members about specific plans and a request by the applicant, a motion was made by Schauer, 2<sup>nd</sup> by Stephens, to table the request until the applicant can provide more specific drawings and plans for the building. Motion passed all ayes.

Having no other business, meeting adjourned at 5:30.

Donald T Osborne

*Charles H. Schauer*  
*Charles Burgess*

*Donald Osborne*  
*Jan Akri*



## **CITY OF CHELSEA**

### **ZONING BOARD OF APPEALS**

#### **AGENDA**

**JULY 18, 2012, 5:00 P.M.**

**CITY OFFICES**

**305 SOUTH MAIN ST.**

**CHELSEA, MI 48118**

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

Approval of the Minutes for the May 16, 2012 ZBA Meeting.

#### **NEW BUSINESS**

**12-4** - An application has been filed by Sam Pfeiffer III of 644 W. Middle ST., Chelsea MI, for a variance from the requirements of Section 3.10 G & H, of Ordinance No.166 (Zoning Ordinance), to increase the accessory building allowance from 900 square feet to 1100 square feet, and increase accessory building height from 14 feet to 22 feet midpoint between the peak and eaves to the ground. Tax Code: # 06-06-12-325-018, 644 W. Middle St., Chelsea, MI.

#### **CORRESPONDENCE**

#### **ADJOURNMENT**



**CITY OF CHELSEA**  
**Zoning Board of Appeals Minutes**  
**May 16, 2012**

Meeting called to order at 5:02 pm by Chairman Tom Osborne.

Members present: Tom Osborne, Charles Schauer, Charles Burgess, Richard Bauer and Jasen King.

Motion by Schauer, 2nd by Burgess to approve the minutes of the March 21, 2012 meeting. Motion passed all Ayes.

**Item 12-3**

Request by the Chelsea Area Fire Authority (CAFA) for a variance from the requirements of Section 3.10(D) of Zoning Ordinance 166, to allow for a temporary office structure to be placed on the lot and the distance between buildings be reduced from 10 feet to 2 feet from the existing Fire Hall building located at 200 W. Middle Street.

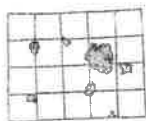
Chairman Osborne gave a brief history of the request. In 2006, CAFA received a two year variance to the building separation requirements for a temporary portable office with the allowance that another two year extension could be requested in 2008. Temporary office was proposed to be removed when the fire millage was approved. Proposed millage failed in 2007. In 2008, a two year extension was granted. Proposed millage passed in 2009. In 2010, no further extensions were requested and the variance expired. CAFA is requesting a new variance to allow the temporary structure to remain for another two years.

Discussion took place regarding the concern over the precedent setting nature of allowing a temporary structure to remain for more than six years.

Motion by Schauer, 2nd by Bauer to grant a new variance to the Chelsea Area Fire Authority to allow the temporary trailer to remain in place until August 31, 2012.

Motion Passed. All Ayes.

Motion by Schauer, 2nd by Bauer to adjourn meeting at 5:15 pm. All Ayes.



1: 1,317

7/12/2012



NOTE: Parcels may not be to scale.

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.



## CITY OF CHELSEA

### NOTICE OF VARIANCE HEARING

An application has been filed by **SAM PFEIFFER III** of **644 W. MIDDLE ST., CHELSEA MI**, for a variance from the requirements of Section 3.10 G & H. of Ordinance No.166 (Zoning Ordinance), to **INCREASE THE ACCESSORY BUILDING ALLOWANCE FROM 900 SQUARE FEET TO 1100 SQUARE FEET, AND INCREASE ACCESSORY BUILDING HEIGHT FROM 14 FEET TO 22 FEET MIDPOINT BETWEEN THE PEAK AND EAVES TO THE GROUND.**

**TAX CODE: # 06-06-12-325-018**  
**644 W. MIDDLE ST., CHELSEA, MI**

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 ten (10) 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 18, 2012 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.

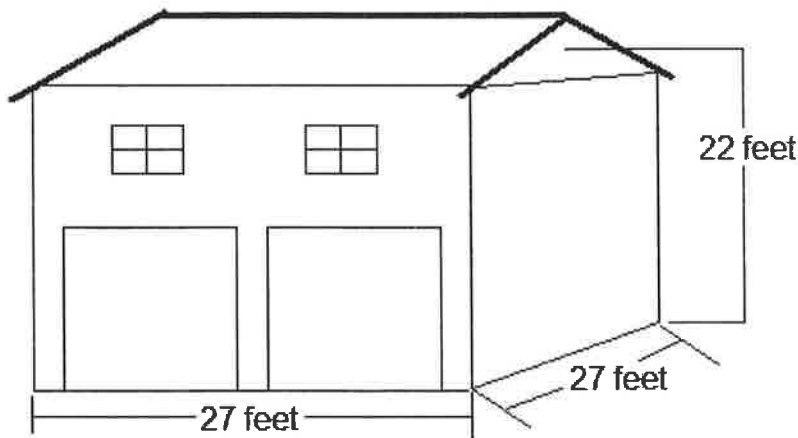
**DONALD T. OSBORNE, CHAIRMAN**  
**ZONING BOARD OF APPEALS**

Request for variances submitted June 13, 2012 by Samuel Pfeiffer III for 644 W Middle St

(3.10.G) I am requesting a variance to the accessory building limit to not exceed 1100 square feet total. I would like a two bay garage to support a crew cab pickup truck with two feet around the bays. The existing pool & storage shed is approximately 260 square feet leaving up to 840 square feet for the proposed garage. I believe this size building will not be out of place with the large buildings on the adjacent Washtenaw Road Commission property.

(3.10.H) I am requesting a variance to the height of an accessory building to not exceed 22 feet. I believe a garage this tall will not be out of place with the tall buildings on the adjacent Washtenaw Road Commission property. Other garages on W Middle and other side streets in the area appear to be this tall and have a second story.

Proposed sketch of street view



6/13/12

06-06-12-325-018

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 Sam Pfeiffer III of 644 W Middle St

\_\_\_\_\_ 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: \_\_\_\_\_

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:

3.10.G  
3.10.H

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: See attached

Date: 6-13-12 Applicants signature: Sam Pfeiffer III

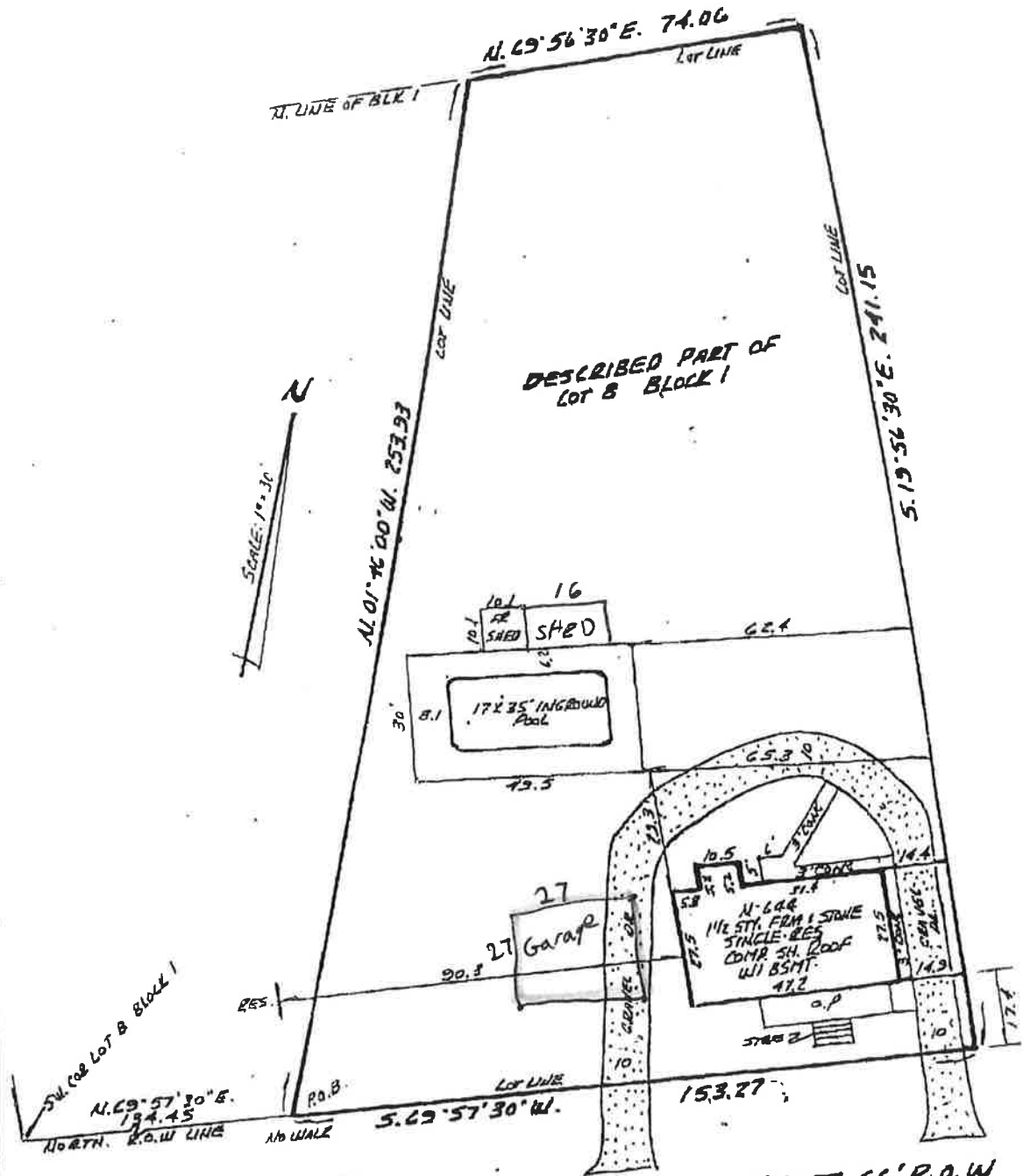
NOTE: By signing this appeal application, you are stating that you have had the opportunity to read the Automatic Stay Rule governing the Board of Review's decision and that you understand the rule.

Fee received: \$ 225.00 by the Planning & Zoning Inspector \_\_\_\_\_

Feb 02, Planning & Zoning

H 734-475-4337  
C 734-205-7507

**MORTGAGE REPORT FOR:**  
CITICORP MORTGAGE, INC.



SEE ATTACHED CURB (31' ASPH.) 644 WEST MIDDLE ST. 66' R.O.W

SURVEY NO: 188697 DATE: 8-19-92

PURCHASER: ~~Steven M. & Judith R. Gantz~~  
SHEET 1 of 2 Sam & Mackenzie Pfeiffer

We hereby certify that we have performed a Mortgage Survey, Report in accordance with the Legal Description as furnished by client and that we assume no liability for the accuracy thereof. The buildings and improvements as shown are entirely within the property lines unless otherwise noted. The Report is not to be used for the purpose of establishing property lines, nor for construction purposes. No stakes have been set at any of the boundary corners. Photographs were taken and prints attached hereto.

CERTIFIED TO ALL TITLE COMPANIES:

METROPOLITAN SURVEY INC.



1815 E. NINE MILE ROAD, FERRANDALE, MI 48220

FAX (313) 47-3577 • PHONE (313) 447-7077

SF/PFR



**PLEASE SIGN IN**  
**ZONING BOARD OF APPEALS MEETING**  
**JULY 18, 2012**

**NAME**

**ADDRESS**

Sam Pfeiffer III  
Charles Bengert  
Tasen A King  
Charles Schaver  
Tom OSBOURNE  
CHRISTINE LINFIELD

644 W Middle St  
728 S Main