



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
**AGENDA**  
**SEPTEMBER 19, 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 August 15, 2012 ZBA Meeting.

**OLD BUSINESS**

**12-5** - An application has been filed by Greg Raye for the owner of 317 E. Middle St. Chelsea, MI for a variance from the requirements of 4.05 C. 2a of Ordinance No.166 (Zoning Ordinance), to: Reduce the front yard setback from 20' feet to 12'-8" to allow for a new covered porch. Tax Code: # 06-06-12-180-008, 317 E. Middle St., Chelsea, MI.

**CORRESPONDENCE**

**ADJOURNMENT**



## CITY OF CHELSEA

**Zoning Board of Appeals Meeting  
September 19, 2012  
Chelsea City Offices, Lower Level  
305 S. Main Street, Chelsea, MI.**

Meeting called to order by Acting Chair Charles Schauer at 5:14 p.m.

Members present: Robert Stephens, Charles Burgess, Charles Schauer, Jasen King.

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

**Item 12-5** An application has been filed by Greg Raye for the owner of 317 E. Middle St. Chelsea, MI for a variance from the requirements of 4.05 C. 2a of Ordinance No.166 (Zoning Ordinance), to: Reduce the front yard setback from 20' feet to 12'-8" to allow for a new covered porch. TAX CODE: # 06-06-12-180-008, 317 E. Middle St., Chelsea, MI.

Motion by King, seconded by Stephens to grant the variance as applied as the reduction in setback blends in well with the rest of the neighborhood. Motion passed all ayes.

Motion to adjourn the meeting at 5:20 p.m. Motion passed all ayes.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Christine Linfield".

Christine Linfield

Planning, Engineering, Zoning & Community Development Director

A handwritten signature in cursive script, appearing to read "D. Edgar".



## CITY OF CHELSEA NOTICE OF VARIANCE HEARING

An application has been filed by **GREG RAYE** for the owner of **317 E. MIDDLE ST. CHELSEA, MI** for a variance from the requirements of **4.05 C. 2a** of Ordinance No.166 (Zoning Ordinance), to: **Reduce the front yard setback from 20' feet to 12'-8" to allow for a new covered porch.**

**TAX CODE: # 06-06-12-180-008**  
**317 E. 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, SEPTEMBER 19, 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**

ZBA Variance Application  
City of Chelsea  
Washtenaw County, Michigan

Date 8-22-12  
Application No. \_\_\_\_\_

APPLICANT(S) SIGNATURE [Signature]

APPLICANT(S) ADDRESS 13750 WATERS RD, CHELSEA, MI 48118  
PHONE# 734-433-1993

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 \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ 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: 317 E. MIDDLE, CHELSEA

Legal Description: 06-06-12-180-008

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:  
FRONT YARD SET BACK : FROM 20' REQD. TO 12'-8" REQUESTED

\* 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: THIS HOUSE NEEDS A NICE FRONT PORCH SO THAT IT MAY  
ADD TO, RATHER THAN RETRACT FROM THE ARCHITECTURAL  
APPEAL OF THIS NEIGHBORHOOD. REFERENCE THE HOUSE JUST WEST OF 317

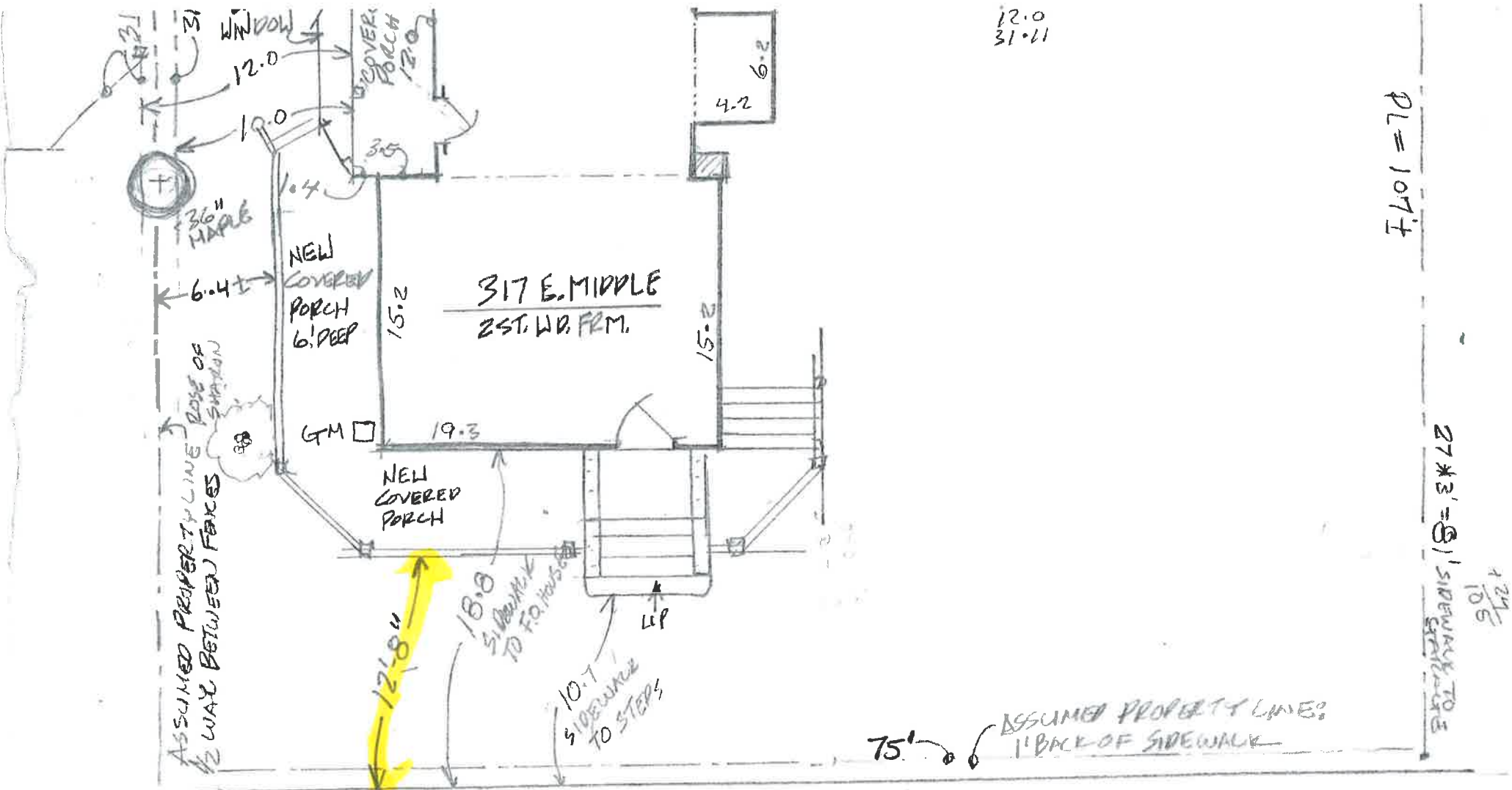
Date: 8-23-12

Applicants signature: [Signature]

734-645-6898

12.0  
31.0

PL = 107.7

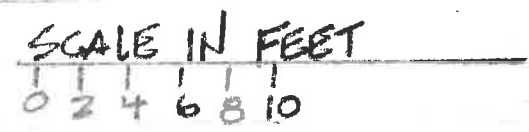


27' x 3' = 81' SIDEWALK TO E  
10 1/2'

75' ASSUMED PROPERTY LINE? 1' BACK OF SIDEWALK

NORTH

317 E. MIDDLE, CHELSEA, MI 48118



Gregory A. Raye A. I. A. Architect  
 13750 WATERS ROAD ~ CHELSEA, MICHIGAN 48118  
 734-433-1993

317 E. MIDDLE ZONING DATA • ZONED R53: 2-FAMILY 8-22-10

REQUIREMENT

317 E. MIDDLE

313 E. MIDDLE

321 E. MIDDLE

FRONT YARD SETBACK = 20'  
(MEASURED FROM SIDEWALK)

15' TO FRONT PORCH  
18'-8" TO HOUSE

10'-8" TO PORCH  
18'-6" TO HOUSE

9'-7" TO PORCH  
17'-10" TO HOUSE

REAR YARD SETBACK = 30'

30'

SIDE YARD SETBACKS = 5' MIN, 10' @ SIDE

PROPOSED:  
5' & 29'

MIN. LOT SIZE = 7,500 SQ. FT.

EXISTING = 8,025<sup>#</sup>

MIN. LOT WIDTH = 60'

EXISTING = 75.12'

MAX. LOT COVERAGE = 35%

$\frac{1503}{8025} = 19\%$  EXISTING

$\frac{1940}{8025} = 24\%$  PROPOSED

FLOOR AREA RATIO = 35% MAX EXISTING & PROPOSED =  $\frac{2563}{8025} = 32\%$

MAX. IMPERVIOUS RATIO = .6

EXISTING & PROPOSED = 19%

SO, EXISTING & PROPOSED BUILDINGS MEET ALL ZONING REQUIREMENTS EXCEPT FRONT YARD SETBACK.



