



## **CITY OF CHELSEA**

### **Zoning Board of Appeals AGENDA**

**August 17, 2016**

**Council Chambers, 311 S. Main Street  
Chelsea, MI 48118**

**Call to Order**

**Roll Call**

**Approval of the Agenda**

**Approval of Minutes of June 15, 2016**

**Old Business – None**

**New Business**

**Public Hearing for Variance 16-3:**

An application has been filed by **David Esau** (Cornerstone Design, Inc.) on behalf of the **Ronald Weiser** who owns **317 N. East Street** for a variance from the requirements of **Section 6.07(h)** Ordinance No.166 (Zoning Ordinance), **to allow a walkway canopy (with sign) to extend 4 ft into the public right-of-way.**

**Variance 16-3:**

Discussion and Action

**Adjournment**

**Zoning Board of Appeals Meeting Minutes**  
**August 17, 2016**  
**Council Chambers 311 S. Main Street, Chelsea, MI**

Members Present: Charles Schauer (Vice Chair), Jasen King and Peter Shaw

Members Absent: Tom Osborne (Chair)

Others Present: David Esau (Cornerstone Design), Cheri Albertson (City Council Liaison) and Christine Linfield (City Staff)

Vice Chair Schauer called the meeting to order at 5:10 pm.

Motion by King, seconded by Shaw to approve the agenda as presented.

Vice Chair Schauer read the draft minutes from 6/15/16.

Motion by King, seconded by Shaw, to approve the 6/15/16 minutes. Motion passed all ayes.

**Item 16-03:**

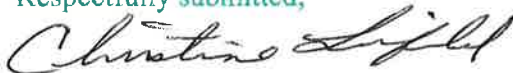
An application has been filed by David Esau (Cornerstone Design, Inc.) on behalf of Ronald Weiser who owns 317 N. East Street for a variance from the requirements of Section 6.07(h) Ordinance No.166 (Zoning Ordinance), to allow a walkway canopy (with sign) to extend 4 ft into the public right-of-way. David Esau presented his request stating Hatch Stamping has signed a lease to use the old warehouse building as offices and they need to install a new building entrance off of N. East Street. The canopy for this entrance has no choice but to encroach 4 ft into the public right-of-way due to the building being constructed right up to the street right of way which occurred prior to the adoption of the zoning ordinance.

No one from the public was present.

Motion by King, second by Shaw to approve the variance to allow a new canopy (with sign) to encroach 4 ft into the street right of way as presented due to the existing street right-of-way being next to the building and the building existing prior to the zoning ordinance and also that it would be a hardship to have the entrance relocated elsewhere due to location of existing mechanical equipment. Motion passed all ayes.

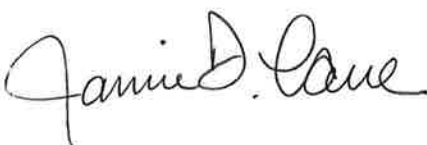
Motion by King, second by Shaw to adjourn the meeting at 5:18 p.m.

Respectfully submitted,



Christine Linfield

Planning, Engineering, Zoning & Community Dev. Dir.





## CITY OF CHELSEA

### NOTICE OF VARIANCE HEARING

An application has been filed by **David Esau (Cornerstone Design, Inc.), 310 Depot Street, Suite 2, Ann Arbor, MI 48104** on behalf of the property owner (Chelsea Warehouse Building, LLC) for a variance from the requirements of **Section 6.07(h)** Ordinance No.166 (Zoning Ordinance), **to allow a walkway canopy (with sign) to extend 4 ft into the public right-of-way.**

The property is described as follows:

**Tax Code: # 06-06-12-111-002**  
**317 N. East Street, Chelsea, MI 48118**  
**(Located at the intersection of N. East Street and E. North Street.)**

Pursuant to the procedure for a variance request: a Notice of Hearing shall be 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, 2016 at 5:00 p.m.** Meeting to be held in the **City Municipal Building (Council Chambers) located at 311 S. Main Street, Chelsea MI.**

The petition is on file in the office of the Planning and Zoning Department, 305 S. Main St., Suite 100, Chelsea, Michigan 48118 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**

**Zoning Boards of Appeals Application**  
**City of Chelsea**  
**Washtenaw County, Michigan**

Date 7/15/16

APPLICANT(S) NAME (print) David Esau, Cornerstone Design Inc.

APPLICANT(S) ADDRESS 310 Depot St., Suite 2, Ann Arbor, MI 48104  
desau@cdiarchitects.com PHONE# 734-663-7580

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: Existing building, which probably predates zoning ordinance, is tight to property line. Sign proposed to extend ~4' into ROW.

**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.

Date: 7/15/16 Applicants signature: [Signature]

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

Fee received: \$ 225 by the Planning & Zoning Inspector [Signature]

**For Variances from the Zoning Ordinance**

Address of the Property involved: 317 N. East St.

Indicate the provisions(s) of the Zoning Ordinance that are being addressed in this appeal. **DO NOT** Quote the Ordinance. Indicate the Article, Section, Subsection and Paragraph in question:

Article 6, Section 6.07.H

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**For Applications for Appeal of the Interpretation of the Zoning Ordinance**

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: \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FOR ZONING BOARD OF APPEALS USE ONLY**

At the meeting of the Zoning Board of Appeals on \_\_\_\_\_ 20\_\_\_\_\_, the appeal described on this form was considered and the Board determined that the

- ( ) Zoning Compliance Permit
- ( ) Certificate of Occupancy

was ( )Granted or ( )Denied for the following

reasons: \_\_\_\_\_



July 15, 2016

Christine Linfield  
City of Chelsea  
305 S. Main St., Suite 100  
Chelsea, MI 48118

*re: ZBA application for 317 N. East Street*

Dear Christine:

I have enclosed our application for the Chelsea ZBA, for the referenced location. We are proposing to construct a new canopy at the southeast corner of the Chelsea Factory Building in the Clocktower Complex, providing cover for the proposed new entry to the tenant space at the south end of this building. The canopy requires a variance from the Zoning Ordinance, Article 6, Section 6.07.H, because it will include a sign which projects into the City right-of-way for East Street.

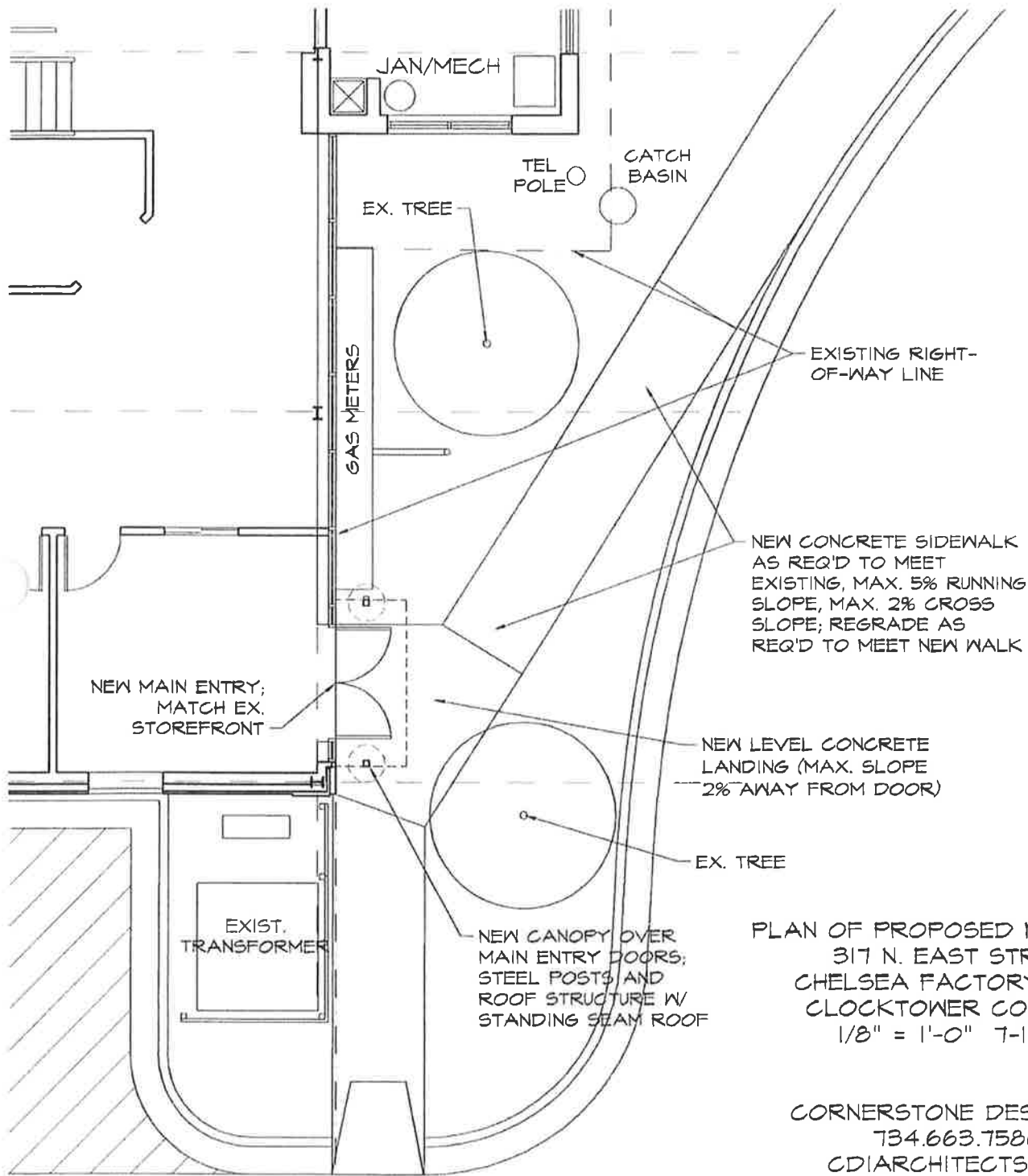
The east side of the tenant space, in addition to being convenient from parking lots at the east and south end of the Factory building, is the only location at this end of the building where the new entry can be placed and be close to the existing floor level inside; the south end of the east side is the only place where the entry would not conflict with existing gas piping or interior plumbing and mechanical installations. The property line defining the edge of the right-of-way is nearly tight to the building wall all along this area of the building, so there is no workable location where a variance would not be needed. As you know, the building has been in this location for some 60 years, and probably predates the zoning ordinance.

Please let me know if you have any questions on our request. Thank you for your assistance with this project.

Sincerely,

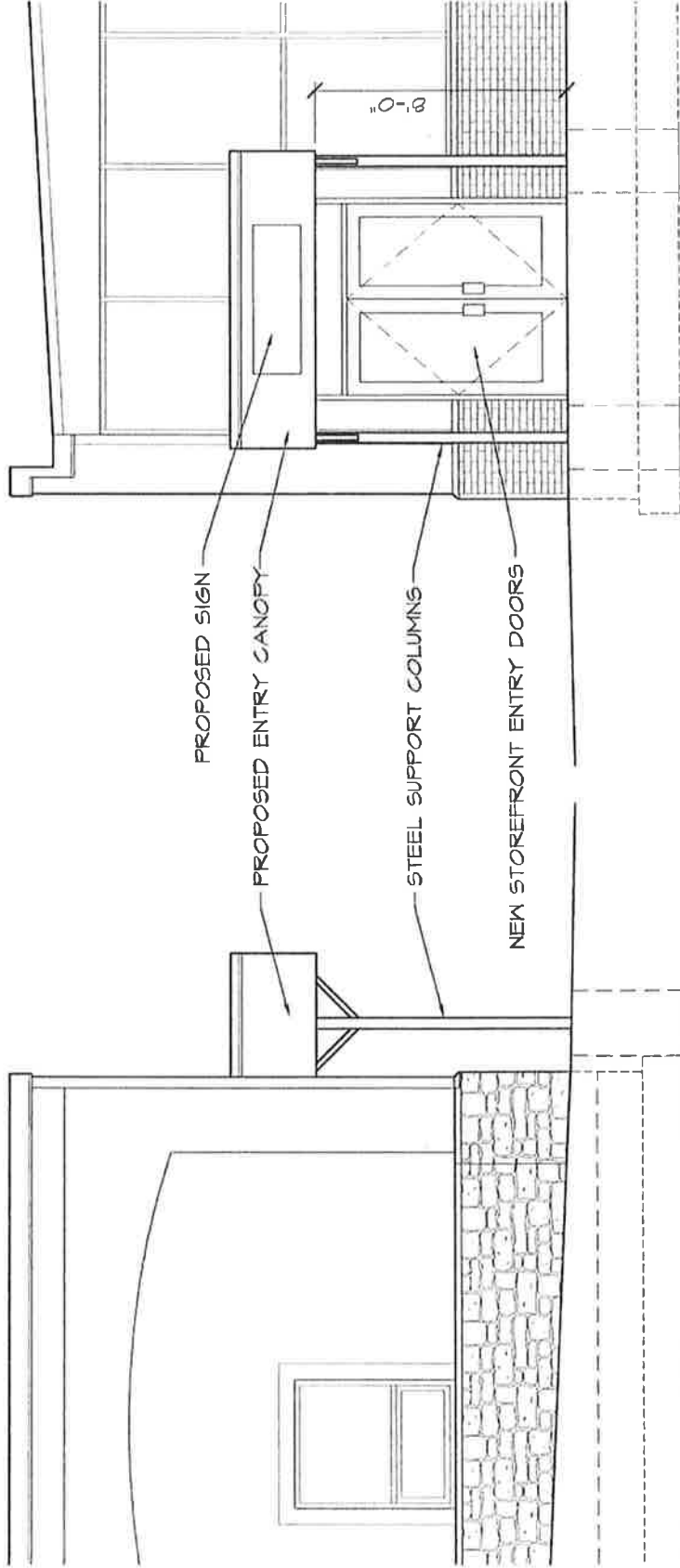
David Esau, AIA

Enclosure



PLAN OF PROPOSED NEW ENTRY  
 317 N. EAST STREET  
 CHELSEA FACTORY BLDG  
 CLOCKTOWER COMPLEX  
 1/8" = 1'-0" 7-15-16

CORNERSTONE DESIGN INC  
 734.663.7580  
 CDIARCHITECTS.COM



PROPOSED SIGN

PROPOSED ENTRY CANOPY

STEEL SUPPORT COLUMNS

NEW STOREFRONT ENTRY DOORS

11'-0"

SOUTH ELEVATION

CORNERSTONE DESIGN INC  
 734.663.7580  
 CDIARCHITECTS.COM

EAST ELEVATION

PROPOSED ENTRY ELEVATIONS  
 CHELSEA FACTORY BUILDING  
 CLOCKTOWER COMPLEX, CHELSEA, MI  
 3/16" = 1'-0" 7-15-16



