



CITY OF CHELSEA

Zoning Board of Appeals

AGENDA

June 15, 2016

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

Call to Order

Roll Call

Approval of the Agenda

Approval of Minutes of March 16, 2016

Old Business – None

New Business

Public Hearing for Variance 16-2:

An application has been filed by **Robert Clark** (Four Seasons Sunrooms of Ann Arbor) on behalf of the **Delores Fouty** of **948 Moore Drive** for a variance from the requirements of **Section 4.07(c)(2c)** Ordinance No.166 (Zoning Ordinance), to **reduce the required RM-1 rear yard setback from (25 ft to 17 ft) along the south property line off Bridgetown Condos, in order to construct an enclosed sunroom addition.**

Variance 16-2:

Discussion and Action

Adjournment

**Zoning Board of Appeals Meeting Minutes
June 15, 2016
Council Chambers
311 S. Main Street, Chelsea, MI**

Members Present: Tom Osborne (Chairman), Charles Schauer, Jasen King and Peter Shaw

Others Present: Delores Fouty, Robert Clark (Four Seasons Sunrooms of Ann Arbor), Kathy O'Connell (St. Barnabas Church) and Christine Linfield (City Staff)

Chairman Osborne called the meeting to order at 5:00 pm.

Chairman Osborne read the draft minutes from the March 16, 2016

Motion by Schauer, seconded by King, to approve the minutes of March 16, 2016. Motion passed all ayes.

Item 16-02:

An application was filed by Delores Fouty (948 Moore Drive) to request a variance to reduce the minimum required RM-1 rear yard setback from 25 ft to 17 ft to construct an enclosed sunroom. Her home is located in Bridgetown Condos just north of the parking lot for St. Barnabas Church.

Chair Osborne opened the public hearing. Robert Clark introduced the item on behalf of Mrs. Fouty. Both St. Barnabas Church and Bridgetown Condominium representatives spoke in favor of the project.

Motion by Schauer, seconded by King, to approve the variance to build the sunroom due to other units in the area having sunrooms and support from condominium association and church. All Ayes. Motion Passed.

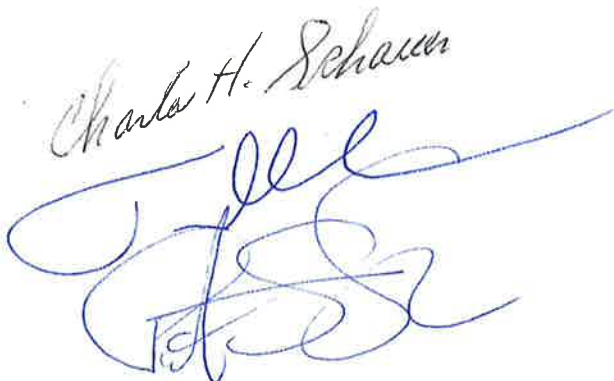
Motion by Schauer, second by Shaw to adjourn the meeting at 5:09 p.m.

Respectfully submitted,



Christine Linfield

Planning, Engineering, Zoning & Community Dev. Dir.



Zoning Board of Appeals Meeting Minutes
March 16, 2016
Council Chambers
311 S. Main Street, Chelsea, MI

Members Present: Tom Osborne (Chairman), Charles Schauer, Jasen King and Marcia M. White

Others Present: Brian Harper (Chelsea Milling Company), Cheri Albertson (City Council Liaison) and Christine Linfield (City Staff)

Chairman Osborne called the meeting to order at 5:00 pm.

Chairman Osborne read the draft minutes from the November 18, 2015

Motion by Schauer, seconded by White, to approve the minutes of November 18, 2015 as read. Motion passed all ayes.

Item 16-01:

An application was filed by Chelsea Milling Company to request a variance to reduce the minimum required front yard from 35 ft to 10 ft in order to construct a concrete pad for a nitrogen tank storage area and also to request a variance to increase the maximum height of a front yard fence from 4 ft to 6 ft for security purposes around the nitrogen tank storage area.

Chairman Osborne opened the public hearing. No comments from the public so Chairman Osborne closed the public hearing.

Mr. Harper gave a brief summary of why the nitrogen tank storage area needs to be located outside the facility due to current construction codes and that due to the existing building already located in the front yard setback there is no other option. Mr. Harper also gave a description of the decorative 6 ft tall vinyl fence proposed for security purposes around the storage area.

Motion by White, Second by King, to grant Chelsea Milling Company a variance to reduce the minimum required front yard setback from 35 ft to 10 ft to construct a concrete pad for a nitrogen tank storage area and to also grant a variance to increase the front yard fence height from 4 ft to 6 ft for security purposes. All Ayes. Motion Passed.

Motion by White, second by King to adjourn the meeting at 5:07 p.m.

Respectfully submitted,

Christine Linfield
Planning, Engineering, Zoning & Community Dev. Dir.



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

Date 5-12-16

APPLICANT(S) NAME (print) Delores Fouty

APPLICANT(S) ADDRESS 948 Moore Dr

Chelsea, MI 48118 PHONE# 734-475-8791

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: THE CONDO IS ON A SMALL WOOD LOT THAT BACKS UP TO THE CHURCH PARKING LOT ON OLD US 12. ASSOCIATES + CHURCH HAVE BOTH APPROVED THE PROPOSED SETBACK. THE AEC 2 REQS. OF OTHER THINGS WITHIN THE SITE OF THE PROPOSED CONDO.

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: 5-12-16 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: 948 MOORE DR CHELSEA MI 48118

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:
Variance Section 407(c)(2) To Reduce Rear Yard Setback From 25' to 11' to Construct & Enclosed Sunroom Addition & Place of an 8x10 Deck

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: _____

DELORES FOUTY
 948 MOORE DR.
 CHELSEA, MI 48118
 (734) 475-8791

	DESIGN:	APPROVAL	DATE
	SALES REP.:		
	SUPERINTENDENT:		
	CUSTOMER:		
	CUSTOMER:		

DATE: 4/24/16
 MODEL: 250 SUN & SHADE CATHEDRAL (10'x8')

WALL FRAME COLOR: BRONZE ALUMINUM INT. & EXT.
 ROOF FRAME COLOR: WHITE ALUMINUM INT. W/ OSB EXT. & SPUNGLED TO MATCH EXIST. AS CLOSE AS POSSIBLE

FLOOR SYSTEM: 6-1/2" FOAM INSULATED FLOOR PANELS W/ OSB INT. & EXT., ALUMINUM SKIN UNDERSIDE
 FOUNDATION TYPE: (2) 16"x22" CONCRETE PIERS, (3) 6x6 NOTCHED TREATED POSTS, 2x40 TREATED BEAMS

ROOF SYSTEM: 4-1/4" FOAM INSULATED ROOF PANELS W/ H-BEAMS, ALUMINUM SKIN INT., OSB EXT. W/ ICE & WATER SHIELD, SPUNGLED SKYLIGHTS: (1) 2'x4' FIXED SKYLIGHT- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

TRAPDOORS: (2) 5'0" GLASS TRAPEZOIDS- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

WINDOWS: (2) 4'-5" SLIDERS, (1) CUSTOM- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

DOORS: (1) 6' SLIDING DOOR- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

KNEEWALL: (2) 4'-2" GLASS KIOS- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

FANS & VENTS: () CEILING FAN (PROVIDED BY HOMEOWNER)

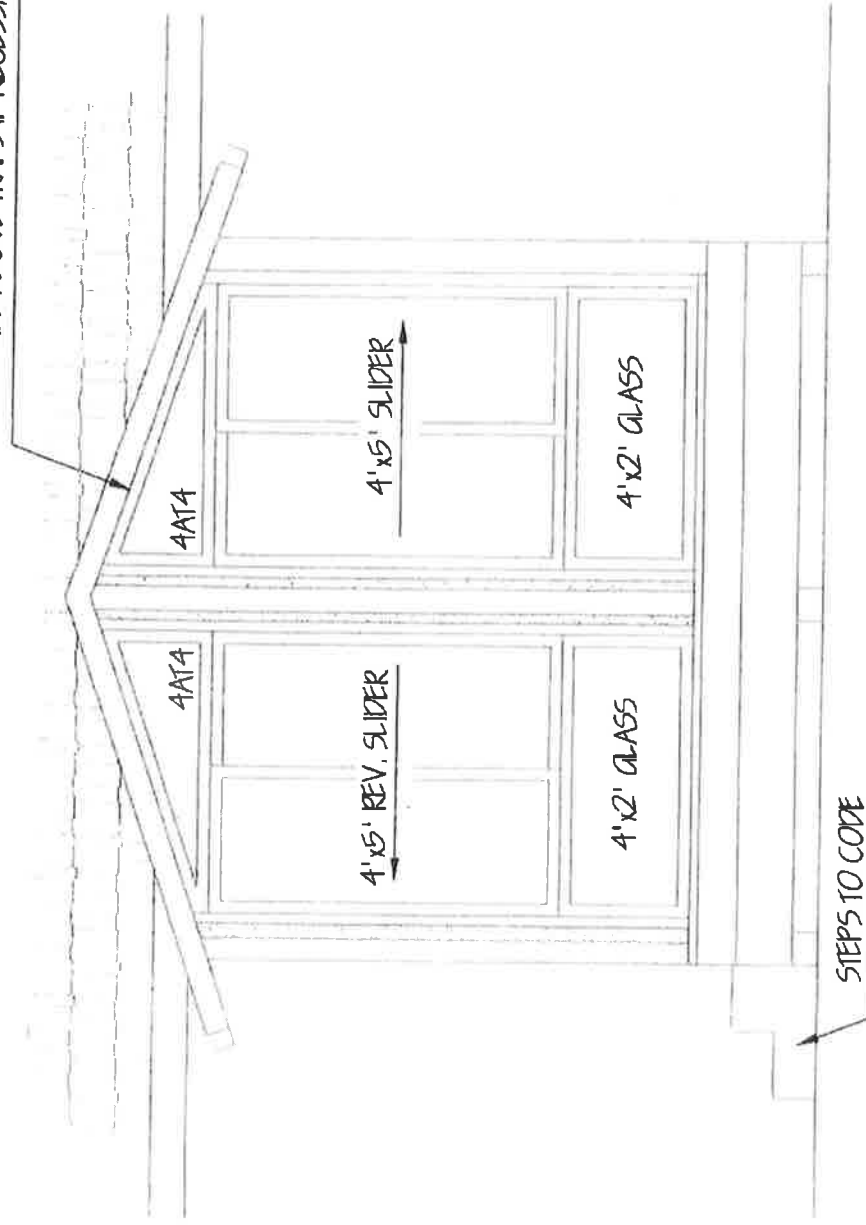
ELECTRICAL: OUTLETS TO CODE, (1) EXT. LIGHT (PROVIDED BY HOMEOWNER) W/ SWITCH, (1) CEILING FAN (PROVIDED BY HOMEOWNER) W/ SWITCH

PAINT: NONE

FINISH WORK: VINYL SOUNG EXT. & PREFINISHED 1x8 WOOD NT. ON RIGHT GAS-E, PEAK AREA & REMAINING HOUSE WALL, FOLD DOWN TABLE

Handwritten: B-2-16
 B. Buckley
 B. Buckley
 B. Buckley

ADD FILL ABOVE TRAPS IF NECESSARY

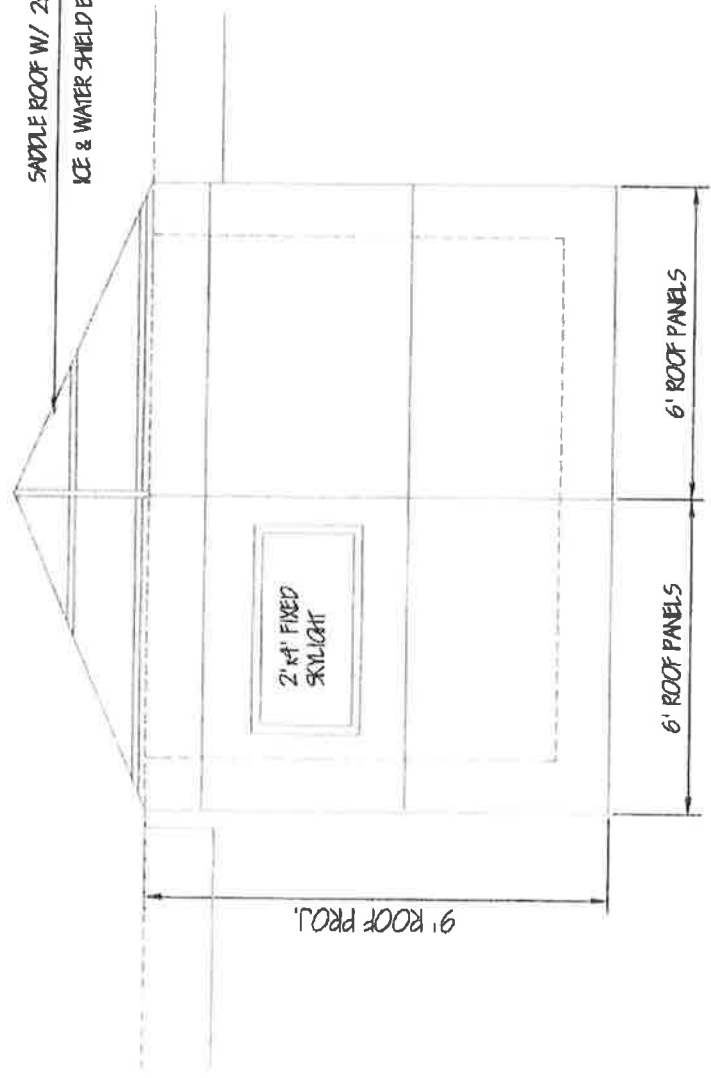


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

INITIALS

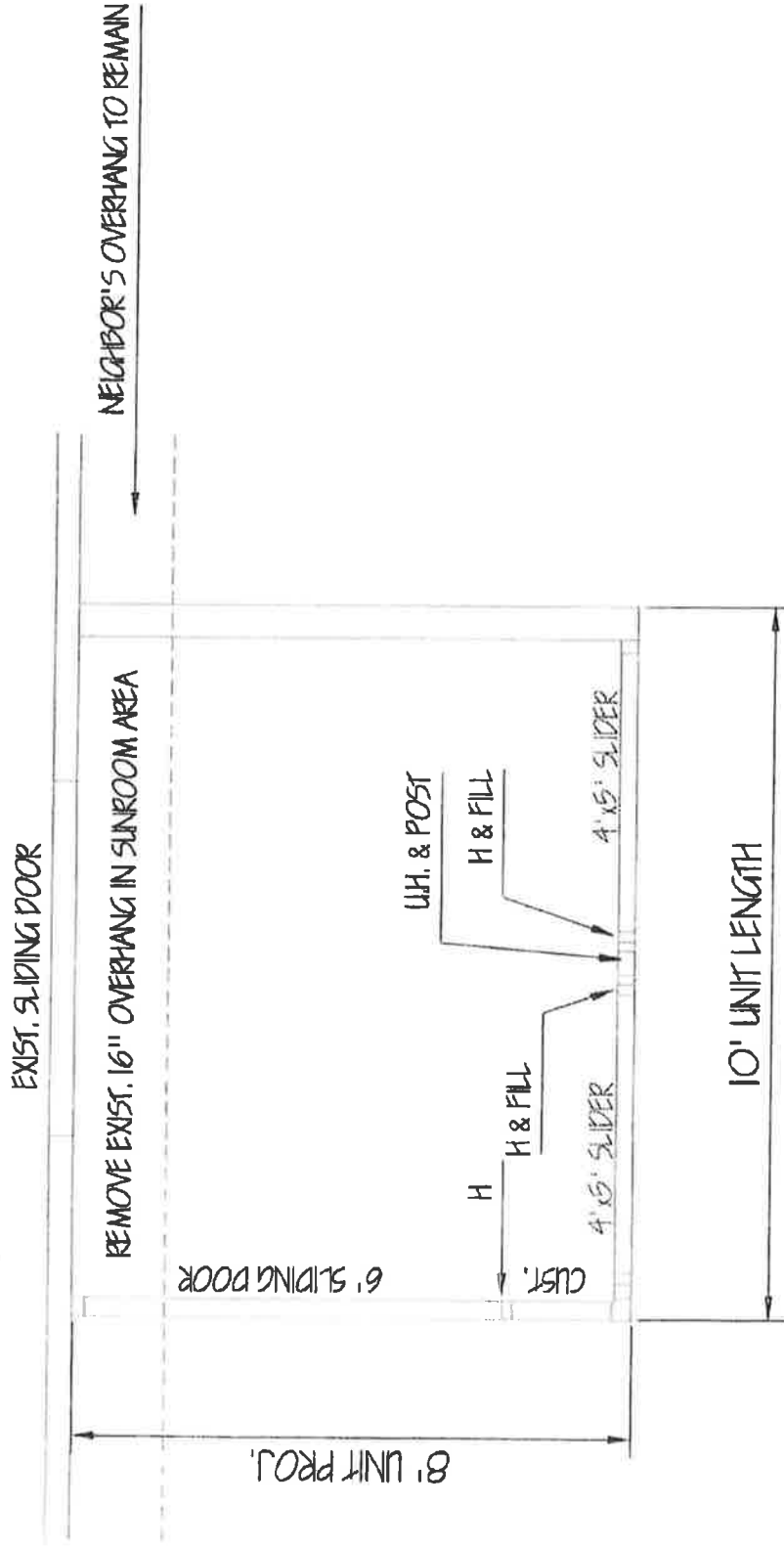
SADDLE ROOF W/ 2x8 RIDGE, 2x6 RAFTERS @ 16" O.C., 1/2" SHEATHING,
ICE & WATER SHIELD ENTIRE AREA, SHINGLES TO MATCH EXIST, AS CLOSE AS POSSIBLE



ROOF PLAN

SCALE: 1/4" = 1'-0"

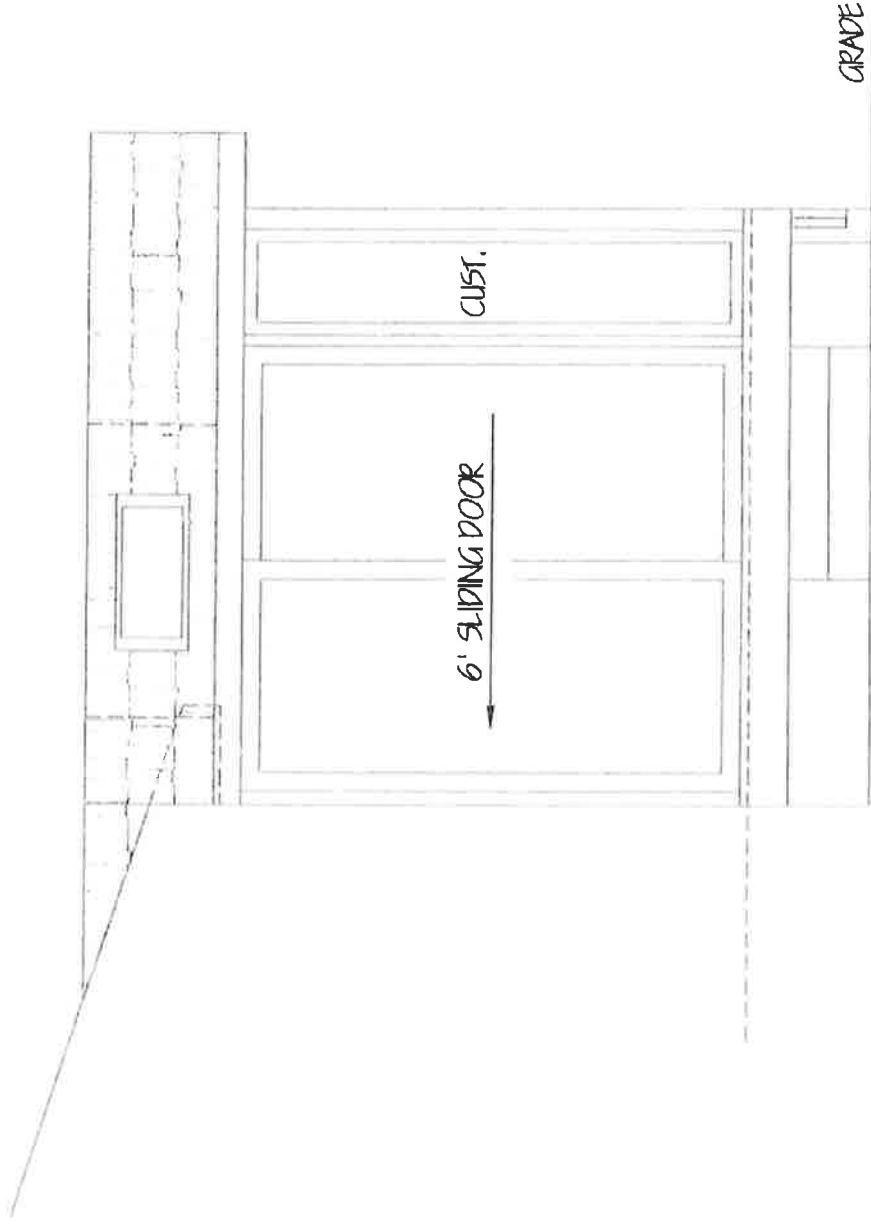
INITIALS



FLOOR PLAN

INITIALS

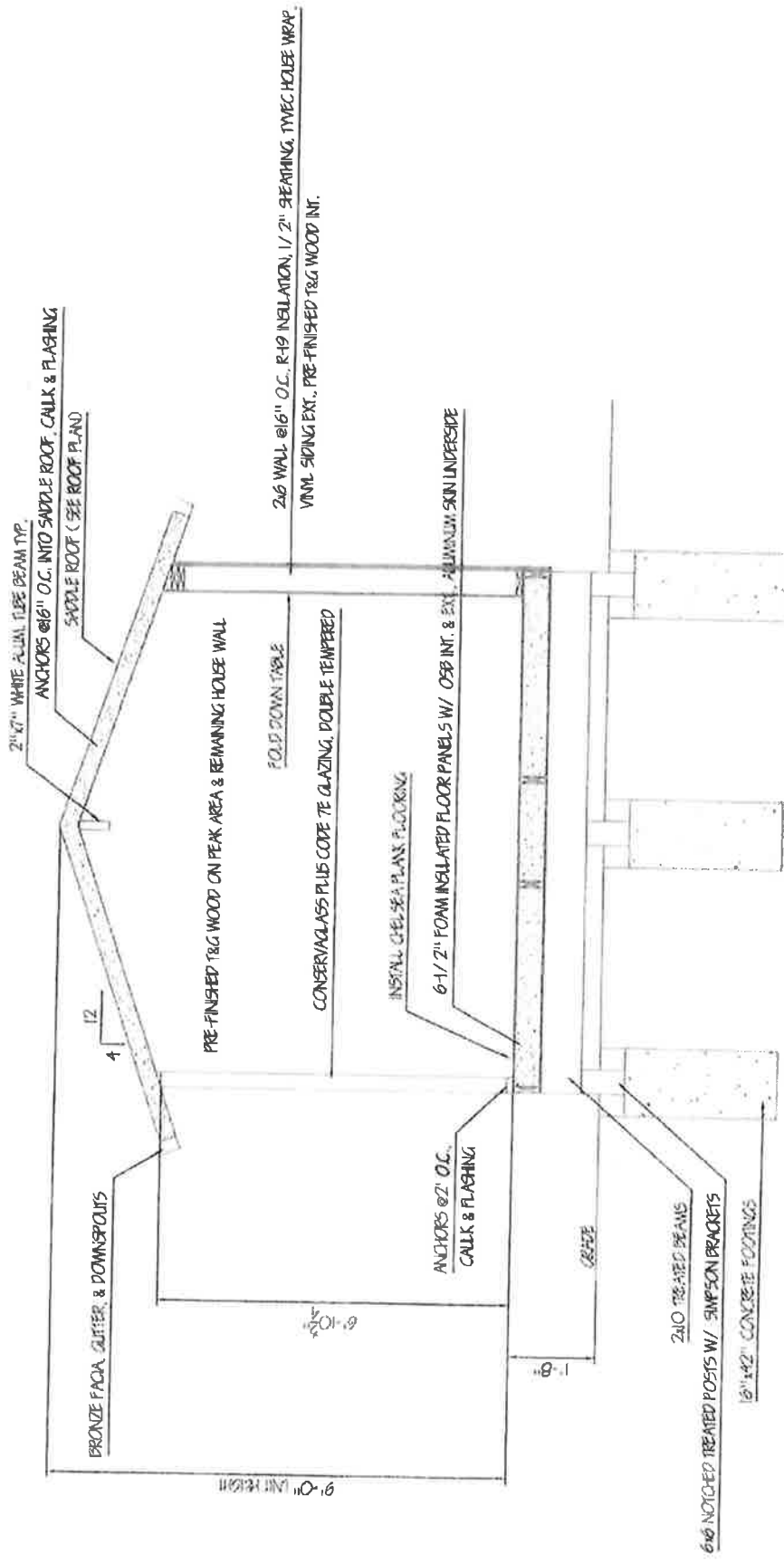
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

INITIALS



9'-0" INTERIOR

2x6 WHITE ALUM. TUBE BEAM TOP.
 ANCHORS @16" O.C. INTO SADDLE ROOF. CAULK & FLASHING
 SADDLE ROOF (SEE ROOF PLAN)

BRONZE FACA GUTTER & DOWNSPOUTS

PRE-FINISHED T&G WOOD ON PEAK AREA & REMAINING HOUSE WALL

FOLD DOWN TABLE

CONSERVACGLASS PLUS COPE TE GLAZING, DOUBLE TEMPERED

INSTALL CHEL SEA PLANS FLOORING

6-1/2" FOAM INSULATED FLOOR PANELS W/ OSB INT. & EXT. ALUMINUM SKIN UNDERSIDE

ANCHORS @2' O.C.
 CAULK & FLASHING

GRADE

2x10 TREATED BEAMS

6x6 NOTICED TREATED POSTS W/ SIMPSON BRACKETS

18"x24" CONCRETE FOOTINGS

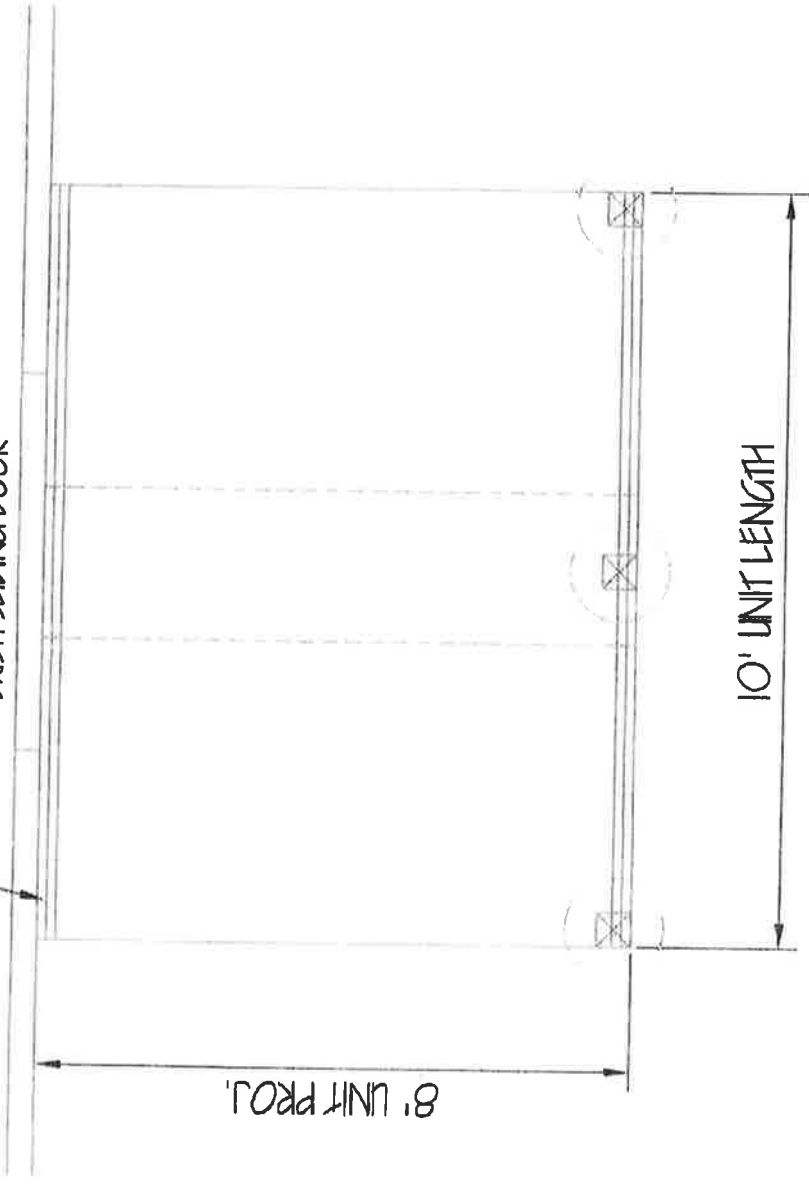
2x6 WALL @16" O.C., R-19 INSULATION, 1/2" SEATING, TYPE C HOUSE WRAP
 VINYL SIDING EXT., PRE-FINISHED T&G WOOD INT.

SECTION
 5008-17A-1-0

NOTES

2x10 BOND W/ 2x4 LEDGER ANCHORED INTO EXIST. HOUSE FLOOR @ 2' O.C.

EXIST. SLIDING DOOR



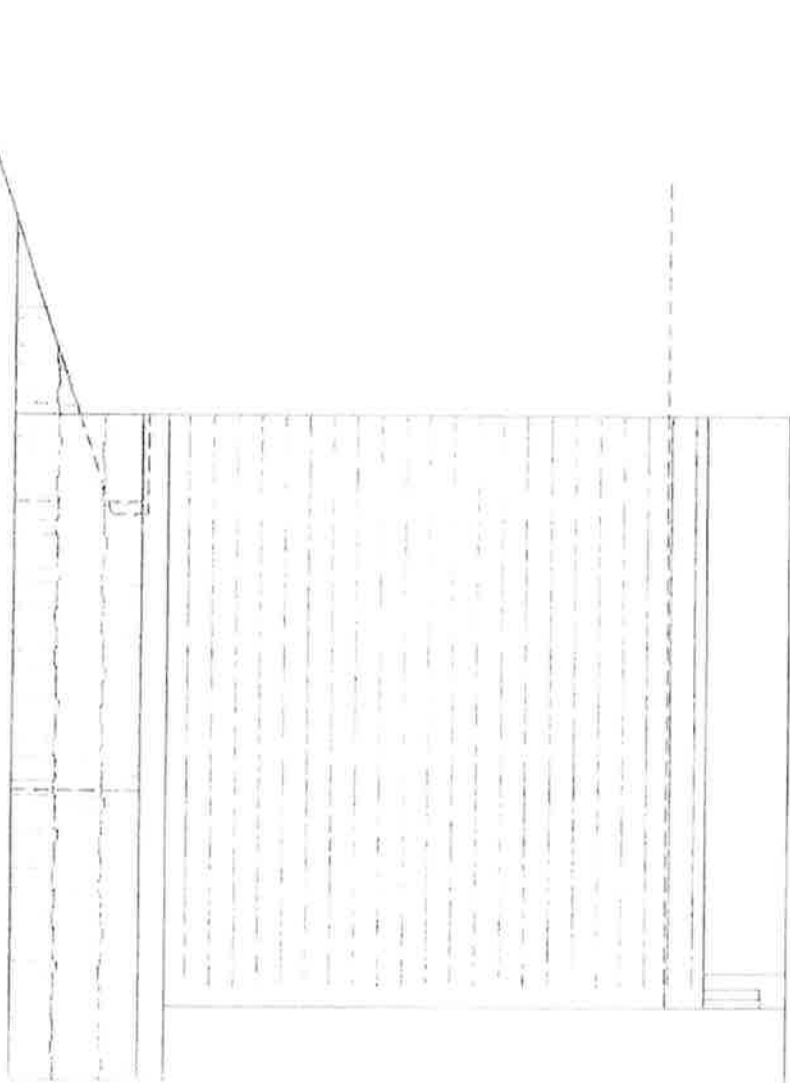
8' UNIT PROJ.

10' UNIT LENGTH

INITIALS

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

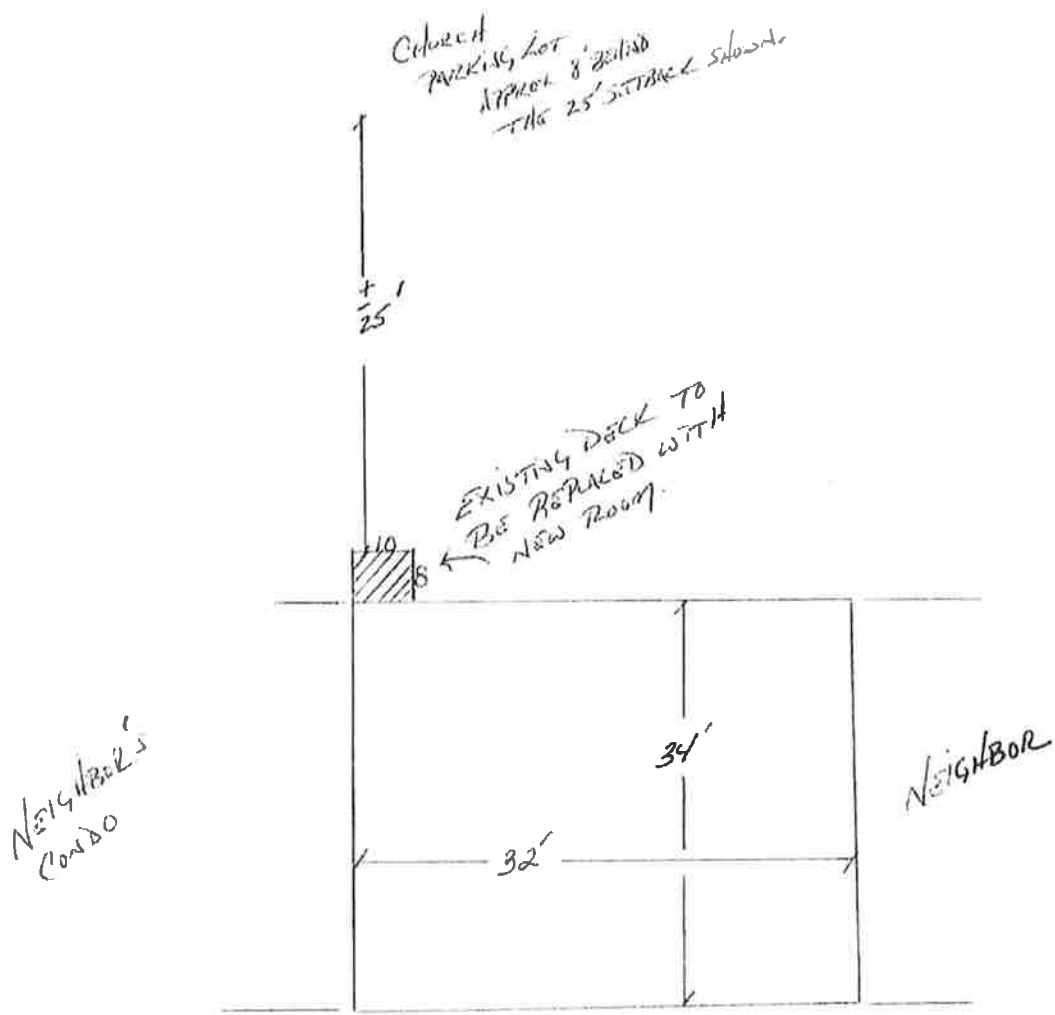


GRADE

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

INITIALS



APPROVED THROUGH ASSOCIATION. SEE APPROVED PLANS.

DELORES FOUTY
 948 MOORE DR.
 CHELSEA MI
 734-475-8791

SIGN IN SHEET

DATA

6/5/13

NAME

ADDRESS

Kalvin Thomas
(St. Bernard)

417 Middle Ct. #13
New Orleans