



## CITY OF CHELSEA

**Zoning Board of Appeals Meeting Minutes  
June 20, 2018 5:00 pm  
City of Chelsea Municipal Building (Council Chambers)  
311 S. Main Street, Suite 100, Chelsea, MI**

Members Present: Tom Osborne (Chair), Jasen King, George Kinzer, Jamie Lane

Members Absent: Peter Shaw

Others Present: Christine Linfield (City Staff), Cheri Albertson (City Council Liaison), John & Denise Cugliari

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

Motion by Lane, seconded by King, to approve the minutes of the 3/21/18 ZBA meeting.  
Motion passed all ayes.

**Item 18-3:**

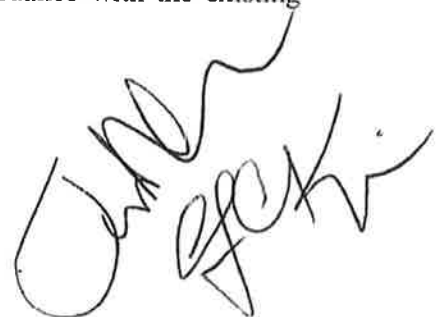
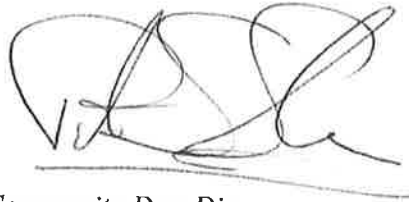
An application was filed by John & Denise Cugliari for a variance from Section 4.04(C.)(2.a.) to reduce the front yard setback from 20 feet to 11 feet in order to extend an existing front porch at 122 E. Summit Street.

John Cugliari presented his request stating that the house existed prior to the ordinance and that the porch extension would not be constructed any closer to the street than his current porch which is already in the setback. Chair Osborne asked if anyone from the public wanted to speak on this issue. There were no comments from the public.

Motion by King, seconded by Lane, to approve variance 18-3 based on the house existing prior to the zoning ordinance was put into place, the extension will be even with the exiting porch across the front of the house and that the setback variance is in accordance with the existing setbacks of other houses on the same street. All Ayes. Motion carried.

Respectfully submitted,

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





## CITY OF CHELSEA

**Zoning Board of Appeals  
AGENDA  
June 20, 2018 (5:00 pm)  
Council Chambers, 311 S. Main Street  
Chelsea, MI 48118**

**Call to Order**

**Approval of the Minutes**

Approval of the Meeting Minutes for 3/21/18

**New Business** – Public Hearing and Action

**Variance 18-3**

An application has been filed by John & Denise Cugliari for a variance from Section 4.04 (C.)(2.a.) to reduce the front yard setback from 20 feet to 11 ft in order to extend an existing front porch at 122 E. Summit Street.

**Adjournment**



## CITY OF CHELSEA

**Zoning Board of Appeals Meeting Minutes  
March 21, 2018 5:00 pm  
City of Chelsea Lower Level Conference Room  
305 S. Main Street, Suite 100, Chelsea, MI**

Members Present: Tom Osborne (Chair), Jasen King, Peter Shaw, Jamic Lane

Members Absent: George Kinzer

Others Present: Christine Linfield (City Staff), Cheri Albertson (City Council Liaison), Francis Grohnert, Denise Houle, Jerome Addy and Lisa Allmendinger

Chair Osborne called the meeting to order at 5:02 pm.

Motion by Lane, seconded by Shaw, to approve the minutes of the 2/21/18 ZBA meeting.  
Motion passed all ayes.

**Item 18-2:**

An application was filed by Denise Houle (247 Harrison Street, Chelsea, MI) and Donna Lynn Taylor, Jon Berry and Danielle Berry (243 Harrison Street, Chelsea, MI) for variances from the requirements of Section 4.05 (C.1.) & (C.2.) of Ordinance No. 166 (Zoning Ordinance), to allow for a boundary line adjustment to correct an overlap in property descriptions. The proposed new property line location has been agreed upon by both property owners with guidance from their legal representatives.

Mr. Grohnert (representing Denise Houle) presented the variance requests and also gave a brief history of how the overlap in legal descriptions was created as a result of a land contract sale from 1967. The surveyed 5.05 ft overlap was not created by either of the current property owners. Mr. Addy (representing Donna Lynn Taylor, Jon Berry and Danielle Berry) was also present. If the overlap in property descriptions is not resolved with the requested variances, the applicants will be unable to sell their respective properties.

Chair Osborne asked if anyone from the public wanted to speak on this issue. There were no comments from the public.

Motion by Shaw, seconded by Lane, to approve the following listed variances to correct a

property description overlap created in the 1960's that is causing a hardship for the current property owners;

1. 247 Harrison St. – Reduction in lot area from 7,500 sft to 4,019 sft.  
(Current lot area is 4,224 sft)
2. 247 Harrison St. – Reduction in lot width from 60 ft to 36.50 ft.  
(Current lot width is 39 ft)
3. 247 Harrison St. – Reduction in the west side yard setback to 7.4 ft.
4. 243 Harrison St. – Reduction in the east side yard setback to 6.5 ft.

Motion passed all ayes.

Motion by King, seconded by Lane, to adjourn the meeting at 5:15 pm. Motion passed all ayes.

Respectfully submitted,

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



## CITY OF CHELSEA

### NOTICE OF VARIANCE HEARING

An application has been filed by **JOHN & DENISE CUGLIARI, 122 E. SUMMIT ST., CHELSEA, MI** for a variance from the requirements of **SECTION 4.05(c)(2a)** Ordinance No.166 (Zoning Ordinance), to **REDUCE THE FRONT YARD SETBACK FROM 20 FEET to 11 FFET TO EXTEND THE FRONT PORCH.**

The property is described as follows:

**TAX CODE: # 06-06-12-404-009**  
**122 E, SUMMIT ST., CHELSEA, MI**

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, June 20, 2018**, at 5:00 o'clock P.M. or as soon thereafter as possible, in the Chelsea City Council Chambers, located in the Chelsea Municipal Building, 311 S. Main Street, 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**

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

Date 5-22-18

APPLICANT(S) NAME (print) John & Denise Cuglizri

APPLICANT(S) ADDRESS 122 E. Summit St.

Chelsea


PHONE# 269 352 9764

Type of Appeal – The Appeal made herewith is for:

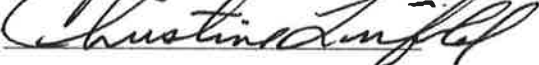
- A Variance from the Zoning Ordinance  
 An interpretation of the Zoning Ordinance

For the following reasons: Reduce Front yard set-back for 20' => 11'  
To extend existing front porch

**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: 5-22-18 Applicants signature: 

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

Fee received: \$ 205 by the Planning & Zoning Inspector 

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**For Variances from the Zoning Ordinance**

Address of the Property involved: 122 E. Summit 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:

Section 4.05(c)(2a)

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**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: \_\_\_\_\_

June 4, 2018

Dear Summit Street Neighbors,

As many of you are aware, Denise and I have been restoring our home at 122 E Summit Street. We endeavor to return the beauty and character to this historic Chelsea home. In doing so we are trying to honor the neighborly, front porch community we share on East Summit Street while making the home more amicable to our style and hopefully more beneficial to our overall street property values. Below, please see the proposed plan for a front porch expansion that we have submitted to the City of Chelsea for a Zoning Variance. We will need to go before the Zoning Board to present a case for this variance and would like to present and address any comments, concerns or approvals you have of this plan at that meeting. The City of Chelsea may be contacting you regarding this project but we feel it is the neighborly thing to do in presenting it to you ourselves. We have staked off the new proposed front porch footprint and invite you to stop by to take a look. Please do not hesitate to let us know if you have questions or concerns at the time.

On the reverse is some information that we are requesting that you complete and return to us as soon as you are able. We will present these forms to the Zoning Board. Thank you so much for your time and consideration. And once again, please do not hesitate to contact us with questions or concerns.

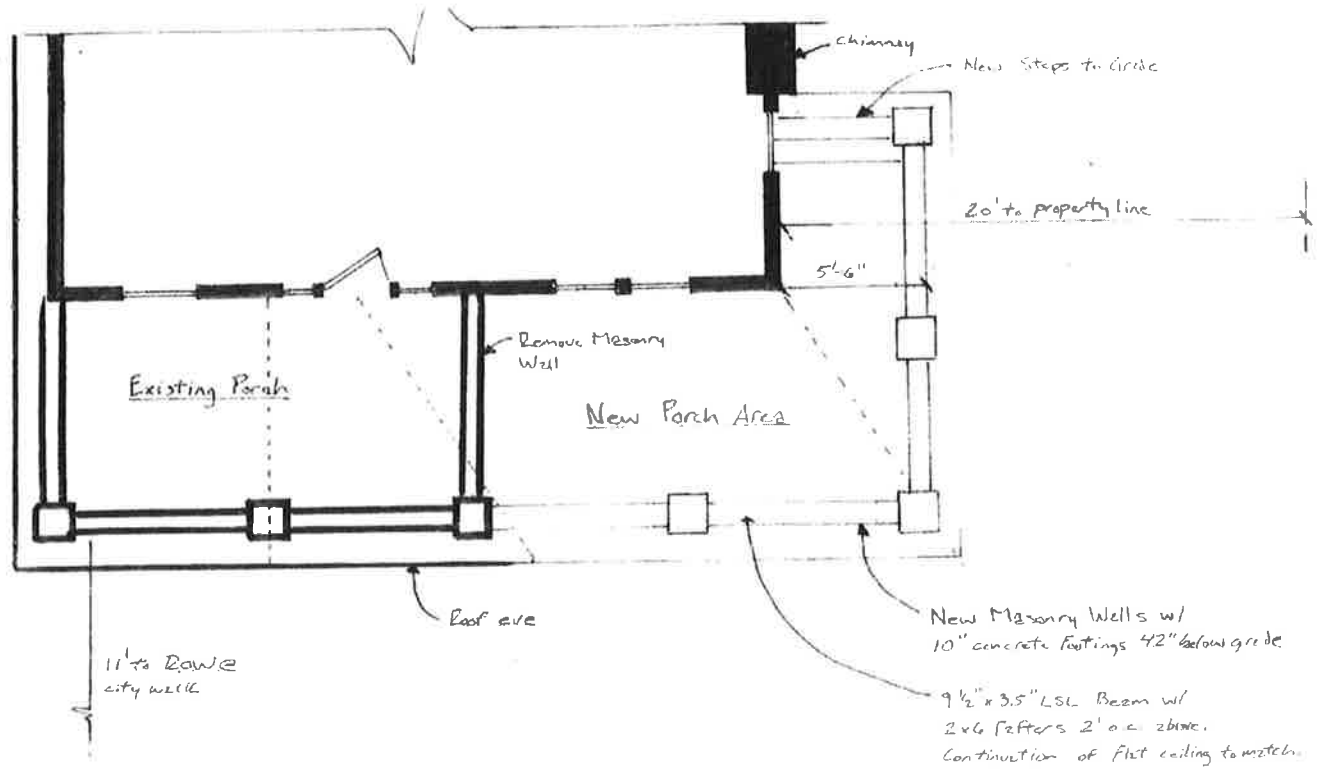
John and Denise Cugliari  
122 East Summit St.

John Cugliari – john.cugliari@gmail.com 269.352.9764  
Denise Cugliari – drcugliari@gmail.com 734.276.4206

122 E SUMMIT ST  
CHELSEA, MI 48118







Printed Name and Street Address

Questions, Comments or Concerns:

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Signature

Date

John & Denise Cuyler & B's  
 (203) 352-9764 (781) 276-4266

122 E. Summit St. Proposed Porch Improvements.

- Foundation: 10" x 12" poured concrete with 2" diameter rebar. Concrete to be placed in existing wall footings & wall. (See construction notes on drawings for details.)
- Roof Structure: To be supported on masonry walls 7'6" wide existing w/ 2" x 4" w/ 2" x 4" post supporting 9/16" x 24" steel beam. See construction notes on drawings.

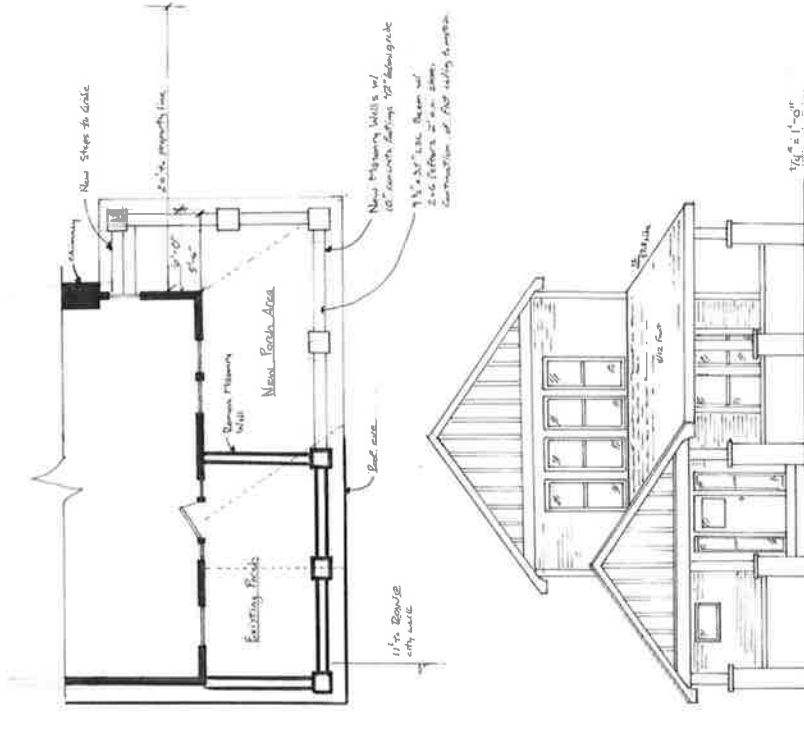


Fig. 1-01

