



CITY OF CHELSEA

**Zoning Board of Appeals Meeting Minutes
February 21, 2018 5:00 pm
Council Chambers 311 S. Main Street, Chelsea, MI**

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

Members Absent: George Kinzer

Others Present: Christine Linfield (City Staff), Cheri Albertson (City Council Liaison), Rick Catherman (City Council Liaison Alternate), Dan & Bobbie Hoffenbecker, Howard Flintoft

Chair Osborne called the meeting to order at 5:01 pm.

Item 18-1:

An application was filed by Dan & Bobbie Hoffenbecker for a variance from Section 4.04 (C.)(2.a.) to reconstruct an existing front porch that encroaches into the front yard setback at 223 Lincoln Street.

Peter Shaw informed the board that he will reclude himself from discussion and voting on this item due to living just two doors down from the Hoffenbecker's.

Bobbie Hoffenbecker told the board that the house is over a hundred years old and the front porch needs to be replaced. To preserve the historic look of the home, she would like to rebuild the front porch to the same dimensions using similar materials as existing.

Motion by Lane, seconded by King, to approve variance 18-1 to rebuild the existing front porch due to the house existing prior to the ordinance and to preserve the historic look of the home. Motion passed all ayes.

Motion by King, seconded by Shaw, to adjourn the meeting at 5:04 pm. Motion passed all ayes.

Respectfully submitted,

A handwritten signature in blue ink that reads "Christine Linfield".

Christine Linfield

Planning, Engineering, Zoning & Community Dev. Dir.

Two handwritten signatures in blue ink. The top one is "Tom Osborne" and the one below it is "Jamie Lane".



CITY OF CHELSEA

Zoning Board of Appeals AGENDA February 21, 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 12/20/17

New Business – Public Hearing and Action

Variance 18-1

An Application has been filed by Dan & Bobbie Hoffenbecker for a variance from Section 4.04 (C.)(2.a.) to reconstruct an existing front yard porch that encroaches into the front yard setback at 223 Lincoln Street.

Adjournment



CITY OF CHELSEA

**Zoning Board of Appeals Meeting Minutes
December 20, 2017 5:00 pm
Council Chambers 311 S. Main Street, Chelsea, MI**

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

Members Absent: None

Members Vacant: Alternate

Others Present: Christine Linfield (City Staff)

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

Motion by Shaw, seconded by King, to approve the 5/17/17 minutes.
Motion passed all ayes.

Motion by King, seconded by Kinzer, to approve the 2018 meeting calendar.
Motion passed all ayes.

Motion by Shaw, seconded by Lane, to adjourn the meeting at 5:02 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 Dan and Bobbie Hoffenbecker (of 16893 Waterloo Road, Chelsea, MI) for a variance from the requirements of Section 4.04 (C.)(2a.) of Ordinance No.166 (Zoning Ordinance), to allow the reconstruction of an existing front porch at 223 Lincoln Street, Chelsea, MI which will extend 4 feet into the front yard setback.

TAX CODE: # 06-06-12-453-012
223 LINCOLN 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 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, February 21, 2018 at 5:00 o'clock P.M. or as soon thereafter as possible, in the Chelsea Municipal Building (Council Chambers) located at 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 1-16-18

APPLICANT(S) NAME (print) Dan & Roberta Hoffenbecker

APPLICANT(S) ADDRESS 16893 Waterloo Rd
Chelsea, MI 48118 PHONE# 475-3651 H
475-2278 W

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: We wish to rebuild front porch which is about 2 ft. into setback.

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: 1-16-18 Applicants signature: _____

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

Fee received: \$ 225 by the Planning & Zoning Inspector Christine Linford

For Variances from the Zoning Ordinance

Address of the Property involved: 223 Lincoln St. Chelsea

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 4.04 (c) (2a)

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: _____

January 16, 2018

Dear ZBA members,

We respectfully request a variance from the zoning regulations, section 4.04, (C), (2a). We would like to rebuild the front porch of our house located at 223 Lincoln St. The porch sits about 2 feet inside the setback.

We feel a variance should be considered for several reasons. The house is about 100 years old and pre-dates the zoning regulations. We are only asking to rebuild what already exists, with no increase in size. We are going out of our way to get the porch rebuilt as close as possible to its original configuration, including stoneface blocks to match what is currently there. Reducing the size of the porch will reduce its usefulness, add considerable cost to rebuild the roof over it, and substantially alter the proportions. Additionally, there are other homes with similar porches and setbacks on this street.

Your thoughtful consideration is appreciated.


Dan Hoffenbecker


Bobbie Hoffenbecker

223 LINCOLN

HOUSE

EXISTING PORCH

SIDEWALK

SET BACK

20'

17'

PROPERTY LINE

16'

9'4"

SET BACK

N



