

Zoning Board of Appeals Meeting Minutes
May 15, 2019 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, Jamie Lane

Members Absent: George Kinzer, Peter Shaw

Others Present: Matthew & Jennifer Baghdoian, Cheri Albertson (City Council Liaison)

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

MOVED by Lane, SECONDED by King, to approve the minutes of the 04/17/19 ZBA meeting. Motion passed all ayes.

Variance 19-2:

An application was filed by Matthew & Jennifer Baghdoian (146 E. Middle Street, Chelsea, MI) for a variance from the requirements of Article 3, Section 3.10 (G), Ordinance No. 166 (Zoning Ordinance), to increase the maximum accessory building height from (14 ft) to (16 ft 7.5 inches) in order to replace their carriage barn with a smaller structure. (Tax Code: 06-06-12-183-003)

Chair Osborne opened the public hearing. No public comments were received. Chair Osborne then closed the public hearing.

Matthew & Jennifer Baghdoian presented their request to demolish and reconstruct the carriage barn with a smaller structure. Currently, the existing carriage barn exceeds the maximum sft for an accessory structure, exceeds the maximum height, does not meet the minimum 5 ft setback from both the side and rear property lines and also is located less than 10 ft away from the neighbor's carriage barn. This structure was constructed pre-ordinance and has numerous non-conformity issues.

The property owner also informed the ZBA that their home is a large historic Queen Anne structure and their neighbors also have large carriage barns on either side of their barn. The proposed redesign of the carriage barn would fit well in the historic character of the neighborhood and would remove all the non-conformities except for the building height. It was also noted that the request height variance of 16 ft 7.5 inches is less than the current building

height of 18 ft.

MOVED by King, SECONDED by Lane, to approve variance (19-2) from the requirements of Article 3.10 (G.) of Ordinance No. 166, to increase the maximum building height from (14 ft) to (16 ft 7.5 inches) due to the replacement structure being more conforming to the ordinance than the existing pre-ordinance carriage barn, and will be more aesthetically pleasing to historic home and blending with historic character of surrounding structures nearby. All Ayes. Motion passed.

MOVED by King, SECONDED by Lane, to adjourn the meeting at 5:17 pm. All Ayes. Motion passed.

Respectfully submitted,

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