

**Meeting of the Zoning Board of Appeals
City of Tuscola**

Date: April 12, 2012

Agenda: Consider an application for a request for a variance to build an attached garage 4 feet and 6 feet from the angled side property line of an irregularly shaped cul de sac lot. The request is made by Randy Hastings at 35 Walnut Circle. The property is zoned D-1 Single Family.

Minutes: The meeting was called to order by Chairman Duncan MacGibbon at 7:00 PM. Roll call was taken and five members were present. MacGibbon declared a quorum.

MacGibbon read the request by Randy Hastings and noted the application was complete and fees paid. An aerial photograph of the property and a site plan for the proposed garage was distributed and discussed. It was noted that the cul de sac lot was very irregular with five sides, and that the requested side yard encroachment was not adjacent to the neighbor’s house on that side, as it would be on most regular lots, but rather the back yard of the that neighbor.

The applicant, Randy Hastings, did not have anything further to add to evidence he presented in the application.

Neighbor, Jerry and Deloris Adkisson were present and stated that they were interested in the process but did not have any objection. They ask what the required setback was and that they believed it had been reduced since their house was built. That was confirmed by the building inspector. When originally plated the required side setback was ten feet. It is now eight feet.

A motion was made and seconded by Jerry Reynolds and Alan Hettinger to grant the variance, as requested, stating that the irregular shape of the lot creates a hardship, and that the encroachment on the side property line is adjacent to the neighbor’s back yard as opposed to the their house, and that it therefore will have no adverse effects, and be in harmony with the neighborhood and zoning district. Roll call was taken and the motion carried by a unanimous vote with one abstention.

Name	Present	Absent	Yea	Nay
Terry Poindexter	X		X	
Randy Hastings	X		Abstain	
Alan Hettinger	X		X	
Steve Hilgendorf		X		
Jeff Blackburn		X		
Duncan MacGibbon	X		X	
Jerry Reynolds	X		X	

The meeting was adjourned at 7:15 PM

Submitted by: Steve L. Hettinger
Building Inspector