

CITY OF TECUMSEH
Zoning Board of Appeals
May 5, 2010
City Hall

Chairperson Phelan called the meeting to order at 6:30 p.m.

Members Present-Chairperson Phelan, Vice-Chairperson Burt, Secretary Cadmus, Morgan, and Bidwell.

Absent: None

A quorum was established

Motion Bidwell to approve the February 24, 2010 meeting minutes **Seconded** Burt **Motion carried unanimously.**

Others present: David Robertson (representing 602 Conklin), Chris de Melo (petitioner), and Development Services Director Brad Raymond.

Public Comment: Items on the Agenda
None

New Business:

Appeal #2-2010 –602 Conklin –Side yard setback

David Robertson, general contractor for the property owners at 602 Conklin (Goodwin) is requesting a 5’ variance on the west side of the house to build a nine foot addition to the garage which will be used for storage. Mr. Robertson stated that many neighbors have garages and/or structures that are within close proximity to the property line. A 15’ consumer’s energy easement was relocated to the east side of the Goodwin’s house to access a 10’ public utility easement in the rear yard.

Brad Raymond said the pie-shaped property was unique and the rear yard easements made it difficult to build an accessory building on the property.

Motion Burt to approve the variance as requested for a side yard setback **Seconded** Morgan.

Roll Call: Cadmus-yes, Morgan-yes, Bidwell-yes, Burt-yes, and Phelan –yes. **Motion Carried 5-0.**

Reasons:

- Uniqueness of lot
- Easement scenario
- Others exist in the neighborhood

Appeal #3-2010 –103 Cairns –Side yard setback

Property owner Chris de Melo asked the Board to allow her to build a garage on an existing foundation which is twenty-eight inches from the side property line, therefore requesting a 3'8" variance. She said they demolished the old garage thirteen years ago leaving the foundation with the intention to rebuild on it someday. The neighbor at 105 Cairns signed a letter stating he had no objections to the project. Phelan noted the rear yard is big enough to construct a garage and meet the required side and rear yard setbacks. He also stated no hardship was shown.

Motion Burt to disapprove side yard setback variance as requested **Seconded** Bidwell
Roll Call: Morgan –yes, Cadmus –yes, Bidwell –yes, Burt –yes, and Phelan –yes.

Reasons:

- Non conforming
- Hardship not shown

Public Comment: Items not on the Agenda
None

Reports:

Chairperson- None
Director- None

Meeting adjourned at 6:45

Recorded by Michelle Johnson