

**PUTNAM TOWNSHIP
ZONING BOARD OF APPEALS
May 23, 2011
MINUTES**

CALL TO ORDER

Chairperson Fordyce called the meeting to order at 7:00pm. There were 2 citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Anderson-Field, Collingham, Fordyce, Gannon, Chambers, Speer.

MEMBERS ABSENT: Kekes, with notice

OTHERS PRESENT: Ingrid Weisz, Recording Secretary, Tom Lewis, Zoning Administrator.

CALL TO THE PUBLIC

Opened call at 7:01 pm

No comments.

Closed call at 7:02 pm

APPROVAL OF AGENDA

Motion by Speer & supported by Collingham to approve the agenda. MOTION APPROVED UNANIMOUSLY

APPROVAL OF MINUTES

Motion by Anderson-Field & supported by Collingham to approve the 1/24/11 minutes. MOTION APPROVED UNANIMOUSLY

CORRESPONDENCE None

REPORTS

A) Township Board

Chambers reported on the last Board meeting

B) Planning Commission

Gannon reported on the last Planning Commission meeting 5/11/11

OLD BUSINESS None

NEW BUSINESS

A) To hear a request for a variance in the LR1 zoning district at 11486 Patterson Lake Dr, parcel number 4714-31-301-003 owned by Robert Zapalski concerning replacement of an existing principle structure and:

1. Relief from Chapter 22, Section 5, Table 22-2: side yard setback of 6 feet from 10 feet; relief of 4 feet.
2. Relief from Chapter 22, Section 5, Table 22-2: maximum lot coverage of 36.2% (2282 sf) from 35% (2205 sf); relief of 1.2%(77 sf).
3. Relief from Chapter 19, Section 16.G: 18 inch crawl space from 48 inch crawl space; relief of 30 inches.

Zapalski presented his request. He is requesting this variance in order to replace the current residential construction with a new single family residence, to allow for easier access to the side entrance garage, and to widen the drive to enable construction equipment to move in and out of the property. This is to be his retirement home. Zapalski answered members' questions about getting vehicles any larger than a regular sized car in & out of the garage; the width of the crawl space; whether the drive would be gravel; need for a fence; approval by the fire department; location of flood plain on the property, and more.

Opened Call to the Public at 7:30p.m.

Tom Lewis, Zoning Administrator, noted a typographical error in the parcel number on the Review for Variance Worksheet

Closed Call to the Public at 7:31p.m.

Members discussed this variance and went through the Standards of Review and Final Decision Form.

Motion by Anderson-Field and supported by Speer to grant a variance and relief from Chapter 22, Section 5, Table 22-2: side yard setback of 6 feet from 10 feet; relief of 4 feet and concerning the replacement of an existing principle structure in the LR1 zoning district at 11486 Patterson Lake Dr, parcel number 4714-31-301-003, owned by Robert Zapalski. MOTION CARRIED UNANIMOUSLY

Motion by Speer and supported by Anderson-Field to grant a variance and relief from Chapter 22, Section 5, Table 22-2: maximum lot coverage of 36.2% (2282 sf) from 35% (2205 sf); relief of 1.2%(77 sf) and concerning the replacement of an existing principle structure in the LR1 zoning district at 11486 Patterson Lake Dr, parcel number 4714-31-301-003, owned by Robert Zapalski. MOTION CARRIED UNANIMOUSLY

Motion by Speer and supported by Gannon to deny a variance and relief from Chapter 19, Section 16.G: 18 inch crawl space from 48 inch crawl space; relief of 30 inches and concerning the replacement of an existing principle structure in the LR1 zoning district at 11486 Patterson Lake Dr, parcel number 4714-31-301-003, owned by Robert Zapalski. MOTION CARRIED UNANIMOUSLY

Motion by Speer and supported by Collingham to grant a variance and relief from Chapter 19, Section 16.G: minimum 24 inch crawl space from 48 inch crawl space; relief of 24 inches and concerning the replacement of an existing principle structure in the LR1 zoning district at 11486 Patterson Lake Dr, parcel number 4714-31-301-003, owned by Robert Zapalski. MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC

Opened call at 7:57 pm

Tom Lewis, Zoning Administrator, informed the members there would be another meeting 6/27/11 to hear a request for a variance on lot area coverage for an addition to a house on Colony Dr.

Closed call at 7:59 pm

ADJOURNMENT

Motion by Speer and supported by Collingham to adjourn at 8:00 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz , Recording Secretary