

**PUTNAM TOWNSHIP  
ZONING BOARD OF APPEALS  
May 8, 2017  
MINUTES**

**CALL TO ORDER**

Chairperson Anderson-Field called the meeting to order at 7:00PM. There were 4 citizens in attendance.

**ROLL CALL**

MEMBERS PRESENT: Kekes, Anderson-Field, Speer, Collingham, Bennett, Fordyce and Gannon

MEMBERS ABSENT: None.

OTHERS PRESENT: Carrie Humble, Recording Secretary

**CALL TO THE PUBLIC**

Opened at 7:01PM

No response.

Closed at 7:01PM

**APPROVAL OF AGENDA**

Motion by Kekes and supported by Speer to approve the agenda as presented.  
MOTION CARRIED.

**APPROVAL OF MINUTES**

Motion by Speer and supported by Bennett to approve the February 13, 2017 minutes as presented. Fordyce abstained. MOTION CARRIED.

**CORRESPONDENCE** – None

**REPORTS**

- A) Township Board –Bennett reported on the 4/19/17meeting, Special meeting scheduled regarding Sarah Dr. road improvements 5/9/17 at 5:00PM.
- B) Planning Commission –Gannon reported on the 4/12/17 meeting.

**OLD BUSINESS** – None

**NEW BUSINESS**

A) To hear a request for variance in the LR-1, Single-Family Lake Residential zoning district concerning the construction of an enclosed deck on the front of the house. This request is in variance to the following standards of Putnam Township Code Part II General Legislation, Chapter 340 Zoning:

- 340-56 District Regulations, side yard setback & front yard setback  
And/or any other Ordinance deemed necessary by the Zoning Board of Appeals of the Putnam Township Zoning Ordinance.

Location: 11529 Riverbank Lane, Pinckney, MI 48169  
Owners: Linda Kairunas  
Tax ID: 4714-32-405-124  
Appeal Number: 17-ZBA-003

Resident and contractor explained proposed project for enclosed sunroom, clarified for Zoning Board dimensions needed, door locations and that three lots have been combined.

**Open to the Public:** 7:16PM

No comments.

**Closed to the Public:** 7:16PM.

**Standards of Review:** ZBA Members read each Standard of Review and indicated agreement.

**Motion 1:** By Speer and supported by Fordyce to approve the request for variance.

- Concerning appeal number 17-ZBA-003
- Relief from Section 340-56, Table 11: Single –Family Residential District Regulations, Side Yard Setback
- A side yard setback from the south lot line is requested at 5', from 10', relief of 5'. The location of the side yard setback will begin at the front of the house and extend westward for a distance of 14', as listed on the applicant's plot plan.

**Practical Difficulties:** The existing house is located closer than 10' from the south side lot line, an existing nonconforming condition. Extending the house in any direction other than to the front is not conducive to the layout of the interior of the house because of the location of a bedroom and bathroom. Due to the location of the existing home, side yard and front yard setbacks cannot be met when extending the house in the front. Porch will extend from the house on the same lateral plane as existing house.

**MOTION CARRIED, 7-0.**

**Motion 2:** By Speer and supported by Fordyce to approve the request for variance.

- Concerning appeal number 17-ZBA-003
- 340-56 District regulations, Table 11: Single-Family Residential District Regulations, Front Yard Setbacks
- A front yard setback from the west lot line, along Riverbank Lane is requested at 20', from 30', relief of 10', northward 28' 4".

**Practical Difficulties:** The existing house is located closer than 10' from the south side lot line, an existing nonconforming condition. Extending the house in any direction other than to the front is not conducive to the layout of the interior of the house because of the location of a bedroom and

bathroom. Due to the location of the existing home, side yard and front yard setbacks cannot be met when extending the house in the front. Porch will extend from the house on the same lateral plane as existing house.

**MOTION CARRIED, 7-0.**

**CALL TO PUBLIC**

Open 7:43PM.

No response.

Closed 7:43PM.

**CONCERNS OF THE BOARD MEMBERS (General Discussion)**

Discussion, next meeting 5/22/17 at 7:00PM.

**ADJOURNMENT**

Motion by Fordyce and supported by Kekes to adjourn at 7:56PM.

**MOTION CARRIED.**

Carrie Humble, CMC, CMMC  
Deputy Clerk  
Recording Secretary