

**PUTNAM TOWNSHIP
ZONING BOARD OF APPEALS
June 27, 2011
MINUTES**

CALL TO ORDER

Chairperson Fordyce called the meeting to order at 7:01pm. There were 5 citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Anderson-Field, Collingham, Fordyce, Gannon, Chambers, Kekes, Speer.
OTHERS PRESENT: Ingrid Weisz, Recording Secretary.

CALL TO THE PUBLIC

Opened call at 7:02 pm
No comments.
Closed call at 7:03 pm

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Motion by Collingham & supported by Speer to approve the 5/23/11 minutes. MOTION APPROVED (Kekes abstained)

CORRESPONDENCE None

REPORTS

A) Township Board
Chambers reported on the last Board meeting

B) Planning Commission
Gannon reported on the last Planning Commission meeting. Glenn Hood is the new member replacing Jerry Balk.

OLD BUSINESS None

NEW BUSINESS

A) To hear a request for a variance in the LR1 zoning district at 11166 Colony Dr, parcel number 4714-25-401-067, owned by Joe & Colleen Charder concerning the building of a 642 sf ground floor addition & 48 sf front porch to an existing single family residence and:

1. Relief from Chapter 22, Section 5, Table 22-2: maximum lot coverage of 42% (3287 sf) from 35% (2730 sf); relief of 7%(557 sf).

Charder presented their request. They are requesting a non-use variance to put a 624 sf addition on their house since their family is growing & they are running out of room. They can not build up because they are on a canal & the soil conditions do not allow it. The existing foundation would not support the weight of building up. There have been no issues with water; the drainage is good. An engineer has drawn up a footing plan for the addition. There is an old crushed & filled in septic tank under the garage.

B) Opened Call to the Public at 7:22p.m.
Fordyce presented a letter of support for their addition signed by 14 neighbors.
Closed Call to the Public at 7:24p.m.

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

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 42% (3287 sf) from 35% (2730 sf); relief of 7%(557 sf) and concerning the building of a 642 sf ground floor addition & 48 sf front porch to an existing single family residence in the LR1 zoning district at 11166 Colony Dr, parcel number 4714-25-401-067 owned by Joe & Colleen Charder. MOTION CARRIED UNANIMOUSLY

C) Review & comment on ZBA “Welcome” pamphlet

The intent of this pamphlet was to share with the public basic information about the Zoning Board. The members made some changes to the text. The portion on ZBA membership will be pulled from the By Laws. Clarification was made to show that if a quorum is required, their votes must be unanimous. Another sentence was rearranged.

Motion by Kekes and supported by Collingham to approve the ZBA “Welcome” brochure as edited. MOTION CARRIED UNANIMOUSLY

CALL TO THE PUBLIC

Opened call at 7:43 pm

No comments.

Closed call at 7:44 pm

ADJOURNMENT

Motion by Kekes and supported by Collingham to adjourn at 7:44 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz , Recording Secretary