

**Putnam Township
Zoning Board of Appeals
November 13, 2006
Minutes**

- 1) The meeting was called to order by Chairperson Pam Kekes at 7:00 pm.
- 2) Roll call: Present – P. Kekes, R. Anderson Field, K. Fordyce
B. Press, B. Dolata, T. Benedetti, J. Lester
(P. Carney Zoning Administrator - present.)
- 3) A motion was made by B. Press and supported by B. Dolata to accept the minutes of October 23, 2006 as presented with one correction: # 4 typing error should read 2006 instead of 22006. Minutes with typing correction approved by all (7-0)
- 4) Call to Public: 7:02pm
Close to Public: 7:03pm
- 5) New Business:
 - 1) To hear a request for a variance in R-1-D zoning to build a boardwalk from seawall to existing retaining wall. Relief from Chapter 23, Section 6C, Allowed yard encroachment.

Location: 11829 Oakridge Ct.
Owner: James Paravantes
Tax # 14-32-403-004

Explanation of project:

James Paravantes presented plan: There is a drop off from the house to the retaining wall. The retaining wall was recently replaced. All permits required by the DEQ were obtained for the retaining wall. The only access to the area along the retaining wall is through the neighbor's property. This presents a "safety issue" to maintain the area. The request is to construct a boardwalk from the seawall to the existing retaining wall to eliminate the need to maintain a grassy area.

The request is for relief from Chapter 23 Section 61C which indicates that "No portion of the deck shall be closer than four (4) feet to any lot lines."

Open to Public: 7:15pm

- 1) Mike Weaver, 11852 Oakridge Ct.: Spoke in support of the boardwalk.
- 2) Dan Hirvela, 11835 Oakridge Ct.: Spoke in support of having the boardwalk. He has a boardwalk that was built 27yrs ago and it provides safe and easy access to the water.
- 3) Chuck Hromek, 11805 Oakridge Ct.: Spoke in support of the boardwalk.

4) Mary Hirvela 11835 Oakridge Ct.: If the area is covered by grass or other material there are holes created from muskrats that can cause injury. The boardwalk decreases the number of animals and provide for better sanitation. A lawn is very difficult to maintain and attracts birds/geese that leave excrement behind that can also cause health issues. The slope makes lawn mowing of the area very difficult.

5) Todd Crissey 11858 Oakridge Ct.: Spoke in total support of the boardwalk.

Close to the Public: 7:21pm

Further discussion:

Question: What does the Department of Natural Resources say? P. Carney indicated that the (DEQ) will want a permit regardless of whether sand or boardwalk is constructed. The DEQ regulates where you put a sea wall. The Township does not regulate sea walls.

Question: Have you thought of other landscape or fill options that would provide some kind of natural options? Applicant indicated that the boardwalk is the better option for safety.

A question was raised regarding the ordinance: 6C1 states “uncovered terraces, patios, and porches will be allowed, if any paved area that is without a roof, walls or other form of solid enclosure, shall be subject to the following restrictions...” The boardwalk is not paved.

6C1c states: “ Open air, unenclosed decks may extend to the minimum yard setback line except in the R-1-D District, in which case an open air, unenclosed deck may extend into the minimum yard setback line. No portion of the deck shall be closer than four (4) feet to any lot lines.

A motion was made by T. Benedetti and supported by R. Field to approve a variance in R-1-D Zoning to build a boardwalk from seawall to existing retaining wall with relief from Chapter 23, Section 6C, Allowed yard encroachment.

Motion denied (4-3): Against: B. Press, J. Lester, K. Fordyce, B. Dolata

For: P. Kekes, R. Fields, T. Benedetti

2) To hear a request for a variance in R-1-D Zoning to build an accessory structure on a vacant lot within 125’ of the principal structure.

1. Relief from Chapter 26, Sec. 12, A-1 Area (3360sq. ft. rather than 800 sq.ft. C- Maximum Height (30ft rather than 18ft)
2. Relief from Chapter 19, Section 15, B Waterfront Setback.(14ft rather than 30ft.)

Location: Nita
Owner: Ronald Hotzel
Tax ID#: 14-36-300-007

Explanation of Project:

Brian Donovan & Ronald Hotzel presented request for project and need for size and height to accommodate a boat, motor home and cars. The lot area is 17,000sq.ft. bordered partially on one side by water.

Open to Public: 8:04pm

- 1) Sue Dickinson, 1360 Nita St. Spoke in support of the proposed accessory building.
- 2) Katherine Randall Moore, 1348 Nita St. Spoke in support of proposed accessory building.
- 3) Lynn Weber, 1344 Nita spoke in support of proposed accessory building.

Closed to the Public: 8:10 pm

Discussion:

The size of the proposed structure addresses the applicant's lack of storage space for boats and cars. The purpose of the ordinance is to limit the size of accessory structures. The proposed accessory structure is too large for the area. Another question was raised as to what constitutes a dwelling (electrical, plumbing, walls and sewer) and what is the intent of this accessory building besides housing vehicles & boats.

A motion was made by J. Lester and supported by R. Fields to table this request to give applicant an opportunity to reconfigure the size of the accessory structure. Motion passed. (7-0)

- 3) To hear a request for a variance in R-1-D Zoning to remove a cottage and build a new home according to the Putnam Township Zoning Ordinance.
 1. Relief from Chapter 19, Article 6, Section 53, Side Yard Setback, (3.5 ft each side rather than 10ft. Rear Yard Setback (7ft rather than 30ft)
 2. Chapter 19, Article 2, Section 15, Waterfront Setback (20ft rather than 30ft)

Explanation of Project:

Mr. Brian Donovan and Ronald Hotzel presented their request for replacing the outdated cottage with a new home. The new home would be in compliance with current size and building codes. The lot is 35'X 111' with a building envelope of 15X51. This makes building a home difficult without a variance.

Open to Public: 8:30pm

- 1) Sue Dickinson, 1360 Nita St. Spoke in support of the proposed new home.
- 2) Katherine Randall Moore, 1348 Nita St. Spoke in support of proposed new home.
- 3) Lynn Weber, 1344 Nita spoke in support of proposed new home.

Closed to Public: 8:31pm

Further discussion:

The request is for a 2072 sq.ft. home on a 3899 sq.ft. lot. This would be a 53% lot coverage. While the setbacks being requested are less than the existing, they are more extensive in the lot area covered.

A motion to table this request was made by J. Lester and supported by R. Fields to allow the applicant time to reconfigure the size of the new home.

Motion passed. (7-0)

4) P. Kekes introduced Mr. Ralph Musson – visitor Mr. Musson is a potential ZBA alternate member.

5) Planning Commission is looking at the total zoning layout and will bring in the ZBA members to discuss this along with the Planning Commission. A request was made to inventory lots below 4000 sq. ft. and below 3899sq. ft.

6. There being no further business a motion was made at 9:20pm by J. Lester and supported by B. Press to adjourn the meeting. Motion approved. (7-0)

Respectfully submitted,
Kathleen Fordyce