

**Putnam Township
Zoning Board of Appeals
June 26, 2006
Minutes**

- 1) The meeting was called to order by Chairman Pam Kekes at 7:00 pm.
- 2) Roll call: Present – P. Kekes, R. Anderson Field, K. Fordyce
B. Press, B. Dolata, J. Lester
Absent with notice: T. Benedetti
(P. Carney Zoning Administrator present.)
- 3) Motion to approve minutes of June 12, 2006 as presented made by R. Field, supported by B. Press. Minutes of June 12, 2006 approved. (5 for 0 against. 1 abstention – Fordyce)
- 4) Old Business:
 - a) Location: 11817 Westshore Dr.
Owner: Penelope Dec
Tax # 14-32-400-006
Above request still tabled awaiting results of a survey.
- 5) New Business:
 - a) To hear a request for a variance in R-1-D zoning to build a detached garage on a vacant lot.
 1. Relief from Chapter 19 of the Putnam Township Zoning Ordinance, front and rear setback.
 2. Relief from Chapter 26, Section 11C, 137' from residential parcel.

Location: Vacant lot
Owner: Robert Davis

Tax # 14-31-100-022
 - b) Explanation of Project: Mr. Davis and Builder Bob Emmons presented . Owner states he inherited the property and currently the lot is vacant. He would like to place a detached garage on the site to house his boats and second car. The request is for a front setback of 21' rather than 30' and a rear setback of 5' rather than 30'. There is road frontage on 3 sides. Lot is 50'X50' which is 2,500 sq. ft.
 - c) Call to Public: 7:19pm

James & Tammy K. Sinkovic of 11103 Hillside Dr, Pinckney own the adjacent property. Expressed concern about the property line accuracy and asks that any variance be based on a survey.

Ron Greenhill of 5121 Patterson Lake Rd., Pinckney asked about the height of the building. It should be limited to 12', which would mean a 5/12 or 6/12 pitch.

Mark Haddlesey of 4339 Patterson Lake Road expressed interest in the outcome of this variance request and how it relates to his property.

P. Carney indicated that he received one call from a neighbor who indicated that a lot of water drained to that lot. Neighbor expressed concern about an increase in drainage.

Close to Public: 7:27pm

d) Other discussion:

The building planned is too large for the setbacks. Concern was expressed about the amount of lot coverage.

A motion was made by B. Dolata and supported by K. Fordyce to deny the request for a variance in R-1-D zoning to build a detached garage on a vacant lot. To deny relief from Chapter 19, Front setback of 21' rather than 30' and Rear setback of 5' rather than 30'. To deny relief from Chapter 26, Sec. 11C, 137' from residential parcel rather than 125'. **Motion approved (6-0 1 absent – Benedetti)**

Reasons for denial:

- Lot too small to **build the structure requested.**
- Hardship not demonstrated
- 137' from principle residence.

Findings of fact:

- Meets the side setbacks
- Does not meet the front or back setbacks
- Lot size is 50X50
- Lot is narrow and shallow
- The strict application of the ordinance does make this lot unbuildable, but the lot is so small it should be unbuildable.
- Relief from this ordinance would impair the intent of the ordinance.

- 6) Final Decision Form: Further refinement of this form includes:
- Change #7 to read "Township and/or ZBA findings of fact".
 - Reorder # 8 and #9.
 - Add Date of Motion and whether approved, denied or tabled.
 - Change Date approved to "Date Minutes approved"
 - Bold the last line.

There being no further business, J. Lester moved and R. Fields supported motion to adjourn meeting at 8:45pm. All voted in favor. (6-0).

Respectfully submitted,
Kathleen Fordyce