

**Putnam Township  
Zoning Board of Appeals  
March 26<sup>th</sup>, 2007  
Minutes**

- 1) The meeting was called to order by Chairperson Pam Kekes at 7:03 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 R. Fields and supported by B. Press to accept the minutes of October 23, 2006 as presented with the following corrections: #2 – correct spelling of B. Dolata’s name. #6 Shed will be used for storage. Correct spelling “created”... Remove reference to 66’ easement & change to Questions raised about width of a private road. #5 P. Kekes nominated for “Chairperson”.  
Minutes with corrections approved by all. (7-0)
- 4) Call to Public: 7:10pm  
Close to Public: 7:11pm
- 5) Old Business:
  - a) P. Carney will talk to Township Supervisor regarding ZBA member attendance @ on-line workshop.
  - b) The tabled request for variance:

Location:	10840 Kennedy
Owner:	Dennis Adair
Tax#:	14-25-401-016

This will be republished & scheduled for the April 9<sup>th</sup> meeting.
  - c) Motion made by R. Fields and supported by B. Press to move discussion of the Joint Planning Commission and ZBA meeting to the end of the agenda.  
Motion supported by all (7-0).
- 6) New Business:

To hear a request for a variance in R1B Zoning for an accessory structure.

  1. Relief from Chapter 19, Article 6, Section 53. Rear yard setback and front yard setback.
  2. Relief from Chapter 26, Section 12-A-1 Floor Area
  3. Relief from Chapter 26, Section 12-C Height
  4. Relief from Chapter 26, Section 18E paragraph 2 & 3

Location:	1187 Wilbur
Owner:	Margaret Jorgensen
Tax ID#:	14-36-301-009

Explanation of project: Margaret Jorgensen, Steve Drozdowski & Brian Donovan, (Builder) presented the request. The lot is a vacant lot next to the owner's home. Their request is to build an accessory building for storage. The lot is narrow and along with the fact that it is a corner lot does not allow for any building to be built following the current zoning setback requirements. In addition there are culverts that feed from the neighbors that make placement difficult. He would like to put a 2 1/2 car garage on the lot and is willing to tie the two lots together. He has a 1 ton truck that requires a higher garage opening.

Discussion:

If the two lots are tied together, then #2 will not be an issue, but there will need to be another variance allowing for an accessory structure in front of the house. Concern expressed about the size and height of the building. The setback variances as stated are also a concern to the ZBA members.

Open to Public: 7:44pm

Closed to Public: 7:45pm

Further discussion:

P. Carney indicated that in order to get a building permit the two lots will need to be combined under one tax ID #. There was discussion about a corner lot and relationship to accessory buildings. Concern expressed about building placement in relationship to the water and the front yard.

Motion to table until the April 23<sup>rd</sup> meeting was made by R. Fields and seconded by K. Fordyce. Motion to table approved by all.(7-0)

Rationale: To allow the owners/builder to re-evaluate the setback needed if lots are combined. This would allow for re-publishing the setback requirements to include the accessory structure in front of the house. Parts of the ordinance present a practical difficulty.

7. March 17<sup>th</sup>, 2007 joint meeting was discussed. The meeting was successful in sharing concerns and reaching some consensus regarding a Lake/River district. It is hoped that when the draft language is completed that another facilitated joint meeting can be held to review the language.
8. There being no further business a motion was made at 8:50pm by K. Fordyce and supported by B. Press to adjourn the meeting. Motion approved. (7-0)

Respectfully submitted,  
Kathleen Fordyce