

**PUTNAM TOWNSHIP
ZONING BOARD OF APPEALS
March 24, 2008
MINUTES**

CALL TO ORDER

Chairperson Press called the meeting to order at 7:00pm. There were 9 citizens in attendance.

ROLL CALL

MEMBERS PRESENT: Press, Kekes, Anderson-Field, Fordyce, Dolata.

MEMBERS ABSENT: Benedetti, Lester

OTHERS PRESENT: Tom Lewis, Zoning Administrator, Ingrid Weisz, Recording Secretary.

APPROVAL OF MINUTES

Under New Business, first paragraph, 'current building' was changed to 'green older building' and the last sentence was changed to 'His son has cars and trailers that he indicated would be stored in the new building.' On page 2 under Discussion, the third & fourth sentences were changed to 'Mr. Cooke stated they are to be removed. The new structure was built without a permit and was red tagged. Members were concerned about the excess square footage the new building would produce as well as the setback reliefs.'

Motion by Kekes & supported by Press to approve the 3/10/08 minutes. MOTION APPROVED UNANIMOUSLY.

CALL TO THE PUBLIC

Opened call at 7:10 pm

Closed call at 7:11 pm

APPROVAL OF AGENDA

Under Old Business, Items 1) Red Tagging and Variance Enforcement Questions and 2) ZBA By Laws review were added. Old Business was moved to after New Business

Motion by Fordyce & supported by Kekes to approve the revised agenda. MOTION APPROVED UNANIMOUSLY

NEW BUSINESS

1. Request for a variance in R1B zoning for two accessory structures:

A. 12' x 12' Storage Shed:

1) Relief from Chapter 23, Section 6D, distance to principal building of 0 feet (relief of 10').

2) Relief from Chapter 19, Article 6, Section 53, east side setback of 11' from 25' (relief of 14')

B. 14' x 15' carport attached to principal building:

1) Relief from Chapter 19, Article 6, Section 53, east side setback of 10' from 25' (relief of 15')

2) Relief from Chapter 19, Article 6, Section 53, front yard setback of 41' from 50' (relief of 9')

Location: 1157 Wilbur

Owner: Bill Preskin

Tax ID: 4714-36-301-003

Mr. Preskin presented his request to move his 12' x 12' shed to the side of his house. He has removed the lean to & will remove the porch as well.

Opened Call to the Public at 7:20 pm

Tim Yokam, 1134 Camelot, stated that Mr. Preskin has done his best to do what is needed and has cooperated with the neighbors, most of which have no objection to him moving the shed.

Jim Knight, 11875 Neil St., stated Mr. Preskin has come a long way since the disagreement over the shed and he has no objection to the variance.

Pam Kolasinski, 1175 Wilbur, lives two houses away from Mr. Preskin & has no objection to the shed.
Closed Call to the Public at 7:26pm

Discussion: Members noted that the applicant had been before them last August and asked if he had requested the appropriate permits. He has received 3 permits. The well & sewer have been approved. The inspector requested he check the footings. He will do this when the ground thaws. A member stated he should not have built the carport without a permit. He said he did not know he needed to obtain one for such a small building. Mr. Lewis, the Zoning Administrator, stated that the applicant received a good deal of improper guidance when he started the carport and that he fully intends to come into compliance now. He was asked about a window that will be next to the house. Mr. Preskin said it will be covered. Mr. Press read a letter received from Elizabeth Christian, Senior member of U.S. AUDITS, LLC, that was determined to be inaccurate & not to reflect the current situation. Mr. Preskin is following the advice of the Zoning Administrator. There are no fire department issues. There will be no changes to the carport & the neighbors have no problems with it. Members reiterated that he needs a permit from the county for it.

Motion by Press and supported by Dolata to approve the variance in R1B zoning for:

A. 12' x 12' Storage Shed:

1) Relief from Chapter 23, Section 6D, distance to principal building of 0 feet (relief of 10').

MOTION APPROVED (Kekes opposed)

Motion by Fordyce and supported by Anderson-Field to approve the variance in R1B zoning for:

A. 12' x 12' Storage Shed:

2) Relief from Chapter 19, Article 6, Section 53, east side setback of 11' from 25' (relief of 14')

MOTION APPROVED (Kekes opposed)

Motion by Dolata to approve the variance in R1B zoning for:

B. 14' x 15' carport attached to principal building:

1) Relief from Chapter 19, Article 6, Section 53, east side setback of 10' from 25' (relief of 15')

MOTION WITHDRAWN due to lack of support

Motion by Kekes to deny the variance in R1B zoning for:

B. 14' x 15' carport attached to principal building:

1) Relief from Chapter 19, Article 6, Section 53, east side setback of 10' from 25' (relief of 15')

MOTION WITHDRAWN due to lack of support

Kekes felt there was no hardship shown for this variance. Members had some difficulty with this request due to the applicant's previous appearance before them. They felt he was not in compliance with issues previously discussed. He was given poor advice in the past and stated his intention to abide by county regulations.

Motion reinstated by Dolata and supported by Fordyce to approve the variance in R1B zoning for:

B. 14' x 15' existing carport attached to principal building contingent on obtaining a permit from Livingston County:

- 1) Relief from Chapter 19, Article 6, Section 53, east side setback of 10' from 25' (relief of 15')
MOTION APPROVED (Kekes opposed)**

Motion by Fordyce and supported by Anderson-Field to approve the variance in R1B zoning for:

B. 14' x 15' existing carport attached to principal building contingent on obtaining a permit from Livingston County:

- 2) Relief from Chapter 19, Article 6, Section 53, front yard setback of 41' from 50' (relief of 9')
MOTION APPROVED (Kekes opposed)**

2. Request for a variance in R1AAA zoning for 23' 8" x 22' second story addition over existing garage with a new 10' x 22' deck to the west:

- A. Relief from Chapter 19, Article 6, Section 53, rear setback of 5' to stairs & 14' to deck (relief of 45')**
- B. Relief from Chapter 22, Section 3A, relief to expand area and/or volume of legal nonconforming building**

Location: 11718 Westshore Drive

Owner: James and Amy Grant

Tax ID: 4714-32-310-020

Mr. Grant is requesting a variance in order to expand his living area. They are expecting a child and need more space. He would like to build a family room over the garage and a deck.

Opened Call to the Public at 8:07 pm

Ralph Munson asked the age of the house.

Closed Call to the Public at 8:08 pm

Discussion: Some typographical errors were noted on p.2 of the application. Mr. Lewis agreed to make the changes and noted that there was a need for a better filing system. There was some discussion about the placement of the stairs from the deck in order to keep them within the setback. They will be placed on the side. The deck is on the same foot print as the side of the garage.

Motion by Fordyce and supported by Anderson-Field to approve

2. Request for a variance in R1AAA zoning for 23' 8" x 22' second story addition over existing garage with a new 10' x 22' deck to the west:

- A. Relief from Chapter 19, Article 6, Section 53, rear setback of 14' to deck (relief of 36')
MOTION CARRIED UNANIMOUSLY**

Motion by Kekes and supported by Fordyce to approve

2. Request for a variance in R1AAA zoning for 23' 8" x 22' second story addition over existing garage with a new 10' x 22' deck to the west:

- B. Relief from Chapter 22, Section 3A, relief to expand area and/or volume of legal nonconforming building**

MOTION CARRIED UNANIMOUSLY

Motion by Fordyce and supported by Anderson-Field to use the Final Decision Form for this variance. MOTION CARRIED UNANIMOUSLY

The form was completed by the Recording Secretary, signed by the members, copied, dated, and given to the applicant and Zoning Administrator.

OLD BUSINESS

1) Red Tagging and Variance Enforcement Questions

Members requested a notification to be added to the variance review of the status of the buildings and whether they had been red tagged. They also wanted to know at what point a property was considered a blight issue & requested they be informed of that before a variance comes before them. There were also questions about time limits. Once a variance is issued, when does construction need to begin. That will be clarified by the Zoning Administrator to the members. Mr. Lewis is willing to use a period of his time to do followup on properties issued variances. He stated that variances needed to be sent to the assessor. Land use permits have always been submitted to the assessor.

2) Zoning Board of Appeals By Laws

These changes were reviewed again by the board & will be resubmitted with today's date on them to the office for correction.

OTHER BUSINESS None.

ADJOURNMENT

Motion by Kekes and supported by Dolata to adjourn at 8:59 pm. MOTION CARRIED UNANIMOUSLY

Ingrid Weisz

Recording Secretary