



ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES OF THE JANUARY 7, 2025, REGULAR MEETING

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, January 7, 2025, at 4:30 p.m., at the Ada Township Hall Assembly Room, 7330 Thornapple River Dr. SE, Ada, Michigan

I. CALL TO ORDER

Chair McNamara called the meeting to order at 4:30 p.m.

II. ROLL CALL

Members Present: Courtade, Ellixson-Andrews, McNamara, Nuttall

Members Absent: 0

Staff Present: Bajdek, Buckley, Said, Clerk DeMarco

Others Present: 4 members of the public

III. APPROVAL OF AGENDA

Moved by Courtade, supported by Nuttall, to approve the agenda as presented. Motion carried.

IV. APPROVAL OF MINUTES OF THE DECEMBER 3, 2024, REGULAR MEETING

Moved by Nuttall, supported by Courtade, to approve the December 3, 2024, meeting minutes as presented. Motion carried.

V. UNFINISHED BUSINESS - none

VI. NEW BUSINESS

- 1. Request for a variance, rear yard setback, to allow for an addition on existing single-family home in the RR Rural Residential zoning district, 5999 Grand River Drive SE, Parcel No. 41-15-29-126-010, Thomas and Emily Smith**

Applicant David Contant, with BDR, Inc., spoke on behalf of property owners Thomas and Emily Smith (Emily Smith was also in attendance at the meeting). He said they are requesting a variance for the rear yard setback to complete an addition to the existing home. He referred to the drawings and explained the layout of the property with the home situated at the north end of the property. The current rear yard setback is 10.3 feet for the existing home and with the proposed addition, the rear yard setback would be 14.1 feet.

Mr. Contant referred to three letters of support from the neighbors of the Smith's and he submitted the letters for the record. Letters in support of variance request received from: John Sebright, 6001 Grand River Dr. NE; Michael Lewis, 577 Preservation Ct. NE; and Phyllis Gilmore, 6185 Grand River Dr. NE.

Planner/Zoning Administrator Bajdek summarized the staff report and confirmed that the applicant proposes to construct an addition to their existing home on the subject irregularly shaped parcel in the RR Rural Residential zoning district. The addition is proposed to be 14.1 feet at its nearest point from the rear lot line rather than the required 50 feet. The proposed addition would meet the other applicable zoning requirements.

Bajdek noted the ZBA Board granted rear yard setback variances in the past for the existing dwelling. A variance was granted in 1993 for the initial construction of the dwelling. Another variance was granted in 2012 for an addition, resulting in the existing home being located 10.3 feet at its nearest point from the rear lot line rather than the required 50 feet.

Bajdek stated that while the building mass of the existing dwelling would be increased, there appear to be some practical difficulties associated with any further potential expansion of the home on the property due to its physical shape, as well as the previously approved placement of it from the priorly approved variances. Based on these conditions and the applicable standards for variance, Staff has no objections to the requested variance.

McNamara opened the public hearing at 4:38 p.m. McNamara noted the receipt of three letters from the neighbors in support. There was no public comment and the public hearing was closed.

There was ZBA and applicant discussion regarding the topography of the property and the limitations of where an addition be placed. Courtade stated that the variance request falls within two of the criteria, in that the shape of property causes a practical difficulty and/or unnecessary hardship.

Moved by Courtade, supported by Nuttall, to approve the request for variance for rear yard setback of 14.1 feet. Motion carried.

VII. CORRESPONDENCE

Planning Director Said referred the ZBA to a copy of the proposed ZBA meeting dates for the FY2025-2026. ZBA members reviewed the proposed calendar and adjusted the April meeting to April 1, 2025. The ZBA members concurred with the proposed meeting dates as amended.

Said introduced Clerk Jo DeMarco.

Said updated on the progress of the zoning ordinance rewrite project. Said is going to present a summary of the project at the next Planning Commission meeting on January 16, 2025, and encouraged ZBA members to attend the meeting for additional updates.

Said informed that Ada Township was awarded a \$50,000 grant through the Michigan State Housing Development Authority which will assist with costs to help cover the zoning ordinance rewrite project. Township Manager Suchy is reviewing a Grant Agreement that will require approval by the Township Board. Said will provide further update after the review of the

agreement.

Courtade said he is part of the committee that is reviewing some of the work put into the zoning ordinance rewrite and he complimented Said for the detailed amount of work with the rewriting, reorganizing, reformatting and displays of graphs and charts. Courtade said he is impressed with the more 'user-friendly' version.

VIII. PUBLIC COMMENT - none

IX. ADJOURNMENT

Moved by Nuttall, supported by Courtade, to adjourn the meeting at 4:52 p.m. Motion carried.

Respectfully submitted,

Jo DeMarco, Ada Township Clerk

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