



**ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES OF THE FEBRUARY 6, 2024, REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, February 6, 2024, 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, McNamara, Nuttall, Smith  
Members absent: Burton  
Staff Present: Bajdek, Buckley, Said, Assessor Boerman  
Others Present: 2

**III. APPROVAL OF AGENDA**

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

**IV. APPROVAL OF MINUTES OF THE JANUARY 2, 2024, REGULAR MEETING**

Moved by Nuttall, supported by Courtade, to approve the January 2, 2024, meeting minutes as presented. Motion carried.

**V. UNFINISHED BUSINESS - none**

**VI. NEW BUSINESS**

- 1. Request for a variance, side yard setback, to allow for a covered porch on an existing, non-conforming detached garage/accessory building in the VR zoning district, 7370 Thornapple River Drive SE, Parcel No. 41-15-34-105-011, Michael and Heather Garbaty**

Heather Garbaty, applicant, 7370 Thornapple River Drive, presented the request for variance. She said they would like to add a shed roof on to the back of their garage for coverage/protection from the weather. She noted that they had already started the project, but then realized they were not following the proper protocol, so they stopped immediately and filed for the appropriate application for a variance.

Planning Director Said summarized the staff report and explained that the proposed porch extends into the rear yard by 9 feet, although it is open-sided, has no structure of walls and is not adding 'bulk' to the building. Said went over the required setbacks vs. existing setback and said the

existing garage is right on the lot line. Said noted that the proposed porch would extend a nonconforming structure about four feet further along the property line and though the proposal does not appear to meet the applicable variance conditions, it would not appear to cause significant difficulty nor major intrusions in the area. As such, Staff has no objections if the Zoning Board of Appeals opts to approve the requested variance.

McNamara opened the public hearing at 4:34 p.m.

Said referred to the letter received (for the record) from Walter VanderWulp, member of W&C LLC, stating that W&C LLC does not have any objection to the variance request.

There was no other public comment, and the public hearing was closed at 4:35 p.m.

There was brief ZBA discussion regarding other neighbors and whether the proposed structure creates any visual interference. Ms. Garbaty went over the pictures in the packet explaining/confirming there are no visual obstructions to other neighbors.

Moved by Courtade, supported by Nuttall, to approve the request for variance.  
Roll call: Yes-Courtade, Nuttall, McNamara; No-Smith; Absent-1. Motion carried.

## **VII. CORRESPONDENCE**

### **1. Zoning Board of Appeals Schedule for upcoming fiscal year**

ZBA members reviewed and discussed the proposed dates. It was established that there was a conflict with the July 2<sup>nd</sup> meeting date and the proposed date for July was amended to July 9<sup>th</sup> with the agenda deadline date of June 11. It was moved by Courtade, supported by Smith, to approve the proposed meeting dates with the amended date as discussed. Motion carried.

## **VIII. PUBLIC COMMENT - none**

## **IX. ADJOURNMENT**

Moved by Nuttall, supported by Courtade, to adjourn the meeting at 4:42 p.m. Motion carried.

Respectfully submitted,

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Jacqueline Smith, Ada Township Clerk

rs:eb