



**ADA TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES OF THE AUGUST 13, 2024, REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, August 13, 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: Burton, McNamara, Nuttall

Members Absent: Courtade

Staff Present: Buckley, Said

Others Present: 1

**III. APPROVAL OF AGENDA**

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

**IV. APPROVAL OF MINUTES OF THE MAY 7, 2024, REGULAR MEETING**

Moved by Burton, supported by Nuttall, to approve the May 7, 2024, meeting minutes as presented. Motion carried.

**V. UNFINISHED BUSINESS - none**

**VI. NEW BUSINESS**

**1. Request for variance, rear yard setback, to allow for a replacement deck in the R3 zoning district, 935 Thornapple Club Ct. SE, Parcel No. 41-15-34-479-026, Tyler W. Bos & Victoria M. Gonda**

Tyler Bos, Applicant, 935 Thornapple Club Ct., said he is proposing to replace the existing deck that was constructed in 2002, with a new, slightly larger deck. He said it has been determined that a set of stairs were added to the original deck that were not approved in the original permit and with the stairs, it violates the required minimum 50 ft. setback from the rear property line. Mr. Bos is requesting a variance for the replacement deck so he can keep the form and function as it existed from when he purchased the property.

Planning Director Said summarized the staff report and said that the applicant is proposing a replacement deck and stairs that will be enlarged 1 ft. in length from the existing deck. Said explained with the irregular shape of the back yard and angular rear lot line, it causes practical

difficulty constructing the elevated deck and stairs meeting the required rear yard setback of 50 ft. Said made note that the existing deck/stairs do not meet ordinance regulations, therefore, it is necessary for the applicant to request a variance for the new, replacement deck.

McNamara opened the public hearing at 4:35 p.m., there was no public comment, and the hearing was closed.

Moved by Nuttall, supported by Burton, to approve the requested variance for a proposed deck and stairs at a location of 45.2 feet from the rear property line, rather than required 50 ft. Motion carried.

#### **VII. CORRESPONDENCE**

Said updated that Staff is internally working on a zoning ordinance rewrite in an effort to have a more organized, clearer/better understanding, and re-organized format.

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

#### **IX. ADJOURNMENT**

Moved by Nuttall, supported by Burton, to adjourn the meeting at 4:43 p.m. Motion carried.

Respectfully submitted,

---

Susan Burton, Ada Township Clerk

rs:eb