



**ADA TOWNSHIP ZONING BOARD OF APPEALS  
TUESDAY, MAY 11, 2021, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

**AGENDA**

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF AGENDA**
- IV. APPROVAL OF MINUTES OF JANUARY 5, 2021 REGULAR MEETING**
- V. UNFINISHED BUSINESS** - none
- VI. NEW BUSINESS**
  - 1. Request for a use variance to permit the continued use of a professional mortgage office and the construction of a 36' x 52' accessory building for storage and additional office/conference room space, 6410 Knapp St., Parcel No. 41-15-09-301-001, Jonathan Arnold, for 6410 Knapp Street LLC
- VII. CORRESPONDENCE**
- VIII. PUBLIC COMMENT**
- IX. ADJOURNMENT**

**ADA TOWNSHIP ZONING BOARD OF APPEALS**  
**MINUTES OF THE TUESDAY, JANUARY 5, 2021, REGULAR MEETING**

**DRAFT**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, January 5, 2021, at 4:30 p.m., via video/audio-conferencing, in conformance with Public Act 228 of 2020 concerning temporary authorization of remote participation in public meetings.

**CALL TO ORDER**

The meeting was called to order by Chair Dixon at 4:30 p.m.

**ROLL CALL**

Members present: Burton, Dixon, McNamara, Nuttall, Smith

Members absent: 0

Staff Present: Bajdek, Buckley Ferro, Suchy

Public: 1

**APPROVAL OF AGENDA**

Moved by Burton, supported by Smith, to approve the agenda as presented. Motion passed by unanimous roll call vote.

**APPROVAL OF MINUTES**

Moved by Smith, supported by McNamara, to approve the December 22, 2020 Special Meeting minutes as presented. Motion passed by unanimous roll call vote.

**UNFINISHED BUSINESS** – None.

**NEW BUSINESS**

- 1. Request for a use variance to permit the continued use of professional mortgage office and the construction of a 30' x 40' accessory building for storage and additional office/conference room space, 6410 Knapp St., Parcel No. 41-15-09-301-001, Jonathan Arnold, for 6410 Knapp Street LLC**

Applicant, Jonathan Arnold, presented his request for a use variance. Mr. Arnold stated they are looking to add a building to the existing property to have extra space for the storage of items and for extra flex space to utilize for the mortgage office. Mr. Arnold stated he had been working with a designer on the existing building and had done improvements on the siding, roof, windows, and other enhancements to improve the building and help beautify the area. Mr. Arnold said the plan for the proposed accessory building is to have the same improved design appeal and general character as the existing building. Mr. Arnold stated the location of the accessory building would be tucked in the furthest southeast corner of the property, so it would be set back from the road.

Bajdek summarized the request as provided in the staff memo. Bajdek stated the site is approximately one acre located at the southeast corner of Knapp Street and Egypt Valley Avenue and is zoned RP-1 Rural Preservation 1; the driveway access is from Knapp Street.

Bajdek said the applicant is proposing to construct an additional building in the southeastern corner of the site, with a building footprint of 1,200 sq. ft. (30' x 40'). It is intended to be used for storage and office/meeting space auxiliary to the current mortgage office operating from an existing building located on the site. The ground level of the building is planned for storage/garage space, and the finished upper level/attic space area is proposed to be used for office/meeting space and also includes a kitchenette and a bathroom.

Bajdek stated the applicant is proposing the building to be in-line with the accessory building regulations for the Zoning Ordinance, as if it were accessory to a principal structure.

Bajdek shared a brief history of the property and said the existing structure was initially constructed and utilized as a ‘Grange’ building; after the ‘Grange’ operations ceased the building continued to be used to hold various community meetings/events until a photo studio occupied it from the early 80’s to early 90’s. In 1994, the Zoning Board of Appeals granted a use variance to permit the use of the building as a commercial design studio, and in 2018 the Zoning Board of Appeals granted a use variance permitting the current use of the building as a mortgage office.

Bajdek stated currently the mortgage office is considered a **conforming use**, based on the ZBA’s approval of the use variance at that time; however, since a use expansion/modification is planned the granting of a ‘new’ use variance by the ZBA is required for such use expansion/modification.

Bajdek reviewed the following criteria that must be satisfied in order for the ZBA to grant a variance:

**1. Whether unique physical circumstances exist which cause a ‘hardship’ in complying with the Zoning Ordinance standards.**

It was previously established that based on the physical location and size of the site, with the ‘Grange’ building, a “hardship” existed and that the property cannot be reasonably used for uses that are permitted in the RP-1 zoning district.

**2. Whether granting the variance would alter the essential character of the area.**

The granting of the ‘new’ variance to permit the subject building would not alter the essential character of the area; there are similarly massed buildings that are permitted and exist in the RP-1 zoning district. The continued use of the existing building for office purposes allows for the preservation of the existing structure.

**3. Whether the circumstances leading to the variance are self-created.**

Circumstances leading to the variance are not self-created.

**4. Whether amending the Zoning Ordinance standards is a more appropriate remedy to the situation.**

An amendment to the Zoning Ordinance, through a rezoning, creating a ‘commercial node’ at the Knapp Street/Egypt Valley Avenue intersection was discussed in the past by the Township; however, movement towards it was not viewed favorably at that time.

Bajdek concluded although the office use of the property does not conform to the use regulations of the RP-1, Rural Preservation zoning district, it is consistent with other established uses that do not conform with the zoning district in the area of the Knapp Street/Egypt Valley Avenue intersection. Due to the physical location and size of the property, the reuse/redevelopment of the property for a residential or agricultural use would be challenging.

Bajdek stated the addition of the proposed building will not alter the essential character of the surrounding area; similar massed buildings exist/are permitted in the RP-1 zoning district.

Bajdek stated staff recommended approval of the use variance, subject to the following 4 conditions:

1. The use of the property shall be limited to a mortgage office.
2. The proposed building shall only be used as an auxiliary use to a mortgage office operating from the existing building located on the property.
3. If the property is sold, any future owners must also conform to this use or apply for a new use variance.
4. A building permit application submittal satisfying all zoning and building code requirements for the construction of the subject building.

Dixon opened the public hearing at 4:43 p.m. There was no public comment and the public hearing was closed.

Dixon asked Mr. Arnold if he had any issue with the 4 conditions the planning/zoning staff mentioned and Mr. Arnold stated no he does not.

Bajdek added since the proposed building is a commercial building, it will need to adhere to all commercial building code requirements, not residential.

Burton stated she lives in the neighborhood that the property exists in and Mr. Arnold has done a very nice job fixing up the building; it still looks like a historical structure. Burton said as long as the auxiliary building meets the zoning guidelines and is designed to go along with the existing building, she would have no problem with the variance request.

Smith asked if building plans had been submitted yet. Bajdek stated no official building permit application has been submitted yet but based on the drawings/sketch that was submitted, Mr. Arnold showed setback requirements would be met/in-line with accessory building standards in the RP-1 zoning district.

Dixon complimented Mr. Arnold and said they have done an amazing job at the site and the proposed accessory building is beautiful. Dixon shared concern and asked if there is a commitment with the variance approval on the types of exterior materials to be used.

Bajdek stated the accessory building in that location is not required to meet any architectural requirements.

There was some Board discussion regarding the lack of commitment to the exterior materials and possibly adding another condition to the variance approval; condition 5; no vinyl siding.

Mr. Arnold explained the design features and exterior material used on the existing building and how they designed it; keeping it within the period it was built. He said the accessory building is not meant to look like the current building, it is meant to stand alone on its own design element. Mr. Arnold described some of the exterior materials to be used and said the exterior would complement what they already have going on at the site.

Mr. Arnold stated he is not opposed to the Board putting in some type of condition regarding materials, but prefers flexibility on the materials selection.

Moved by Nuttall, supported by Smith, to approve the variance based on a finding that the required standards to grant a variance have been met, subject to the following conditions:

1. The use of the property shall be limited to a mortgage office.
2. The proposed building shall only be used as an auxiliary use to a mortgage office operating from the existing building located on the property.
3. If the property is sold, any future owners must also conform to this use or apply for a new use variance.
4. A building permit application submittal satisfying all zoning and building code requirements for the construction of the subject building.
5. There shall be no vinyl siding used.

Motion passed by unanimous roll call vote.

#### **CORRESPONDENCE**

No correspondence was received.

#### **PUBLIC COMMENT**

There was no public comment.

#### **ADJOURNMENT**

Moved by McNamara, supported by Nuttall, to adjourn meeting at 4:56 p.m. Motion passed unanimously.

Respectfully submitted,

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Jacqueline Smith  
Ada Township Clerk

rs:eb

Date: 05-07-21



**TO:** Ada Township Zoning Board of Appeals  
**FROM:** Brent Bajdek – Planner/Zoning Administrator  
**RE:** Agenda Item for the May 11, 2021 Meeting

**1. Request for a use variance to permit the continued use of a mortgage office and the construction of a 36' x 52' accessory building for storage and additional office/conference room space, Parcel No. 41-15-09-301-001, 6410 Knapp St. NE, Jonathan Arnold for 6410 Knapp Street LLC**

**Overview**

The subject site (*approximately one (1) acre*) is located at the southeast corner of the Knapp Street and Egypt Valley Avenue intersection and zoned RP-1 Rural Preservation 1; driveway access is from Knapp Street.

The applicant is currently proposing to construct an additional building in the southeastern corner of the site, with a building footprint of 1,872 sq. ft. (36' x 52'), as well as the addition of one (1) additional parking space and other minor impervious site improvements (*sidewalk and additional asphalt near the proposed building*). It is intended to be used for storage and office/meeting space auxiliary to the current mortgage office operating from an existing building located on the property. The ground level of the building is planned for storage/garage space and also includes bathroom, while a finished upper level/attic space is proposed to be used for additional office/meeting space and includes a bathroom and a kitchenette.

*On January 5, 2021, the Zoning Board Appeals granted a use variance to permit the continued use of a mortgage office and the construction of a 30' x 40' accessory building for storage and additional office/conference room space, subject to the following conditions:*

- *The use of the property shall be limited to a mortgage office.*
- *The proposed building shall only be used as an auxiliary use to a mortgage office operating from the existing building located on the property.*
- *If the property is sold, any future owners must also conform to this use or apply for a new use variance.*
- *A building permit application submittal satisfying all zoning and building code requirements for the construction of the subject building.*
- *There shall be no vinyl siding used.*

*The subject building was proposed/approved to be constructed in-line with the accessory building regulations (per the Zoning Ordinance – max. 1,200 sq. ft. & 10 ft. sidewalk height and min. 20 ft. setbacks), as if it was accessory to a principal residential structure.*

## **History of Property**

The existing structure was initially constructed and utilized as a 'Grange' building (*a fraternal organization*); it was dedicated in 1950. The 'Grange' building was used as a place to conduct meetings and to host social activities for the local agricultural community until the early 1970's. After 'Grange' operations ceased the building continued to be used to hold various community meetings/events until a photo studio occupied it from 1981 until 1993.

In 1994, the Zoning Board of Appeals granted a use variance to permit the use of the building as a commercial design studio.

In 2018, the Zoning Board Appeals granted a use variance permitting the current use of the building as a mortgage office.

As stated above, on January 5, 2021, the Zoning Board Appeals granted a use variance to permitted the continued use of a mortgage office and the construction of a 30' x 40' accessory building for storage and additional office/conference room space.

*It should be noted that the mortgage office is considered a **conforming use**, based on the Zoning Board of Appeals approval of the use variance request in 2018; however, since a use expansion/modification of the property is proposed, the granting of a 'new' use variance by the ZBA is required for such use expansion/modification.*

## **Analysis**

*Please be reminded that a **use variance** is a variance that permits a use of land or structure in a way that would not otherwise be allowed in the zoning district in which the parcel is located. The granting of a use variance by the Zoning Board of Appeals effectively rezones the parcel without planning commission and legislative action. Use variances are considered inappropriate except when the property cannot be reasonably used as it is presently zoned and other attempts to obtain local approval have been denied.*

*The Board of Zoning Appeals may grant variances only upon finding that the following criteria have been satisfied:*

- 1. Whether unique physical circumstances exist which cause a "practical difficulty" ("hardship" when related to a use variance) in complying with the Zoning Ordinance standards.**

It has been previously established that based on the physical location and size of the site, with a historically significant structure, a "hardship" existed and that the property cannot be reasonably used for uses that are permitted in the RP-1 Rural Preservation zoning district.

- 2. Whether granting the variance would alter the essential character of the area.**

The granting of the 'new' variance to permit the subject building with a footprint of 1,872 sq. ft. (36' x 52") would alter the essential character of the area by creating a fairly large increase in the presence of office/commercial use operating from the site, which is not consistent/compatible with the Ada Township Master. The footprint of the building is

slightly over a 50% increase from the building footprint that was previously proposed/approved to be constructed in-line with the accessory building regulations (per the Zoning Ordinance – max. 1,200 sq. ft. & 10 ft. sidewall height and min. 20 ft. setbacks), as if it was accessory to a principal residential structure.

**3. Whether the circumstances leading to the variance are self-created.**

Circumstances leading to the variance are not self-created.

**4. Whether amending the Zoning Ordinance standards is a more appropriate remedy to the situation.**

An amendment to the Zoning Ordinance, through a rezoning, creating a 'commercial node' at the Knapp Street/Egypt Valley Avenue intersection was discussed in past by the Township; however, movement towards it was not viewed favorably. The conditions leading to this variance request are not so common or recurring, which would indicate that amending the zoning regulations would be a more appropriate solution.

**Conclusion & Recommendation**

Although the office use of the property does not conform to the use regulations of the RP-1 Rural Preservation zoning district, it is consistent with other established uses that do not conform with the zoning district in the area of the Knapp Street/Egypt Valley Avenue intersection. Due to the physical location and size of the property, with a historically significant structure, the reuse/redevelopment of the property for a residential or agricultural use would be challenging; however, the erection of a building larger in size than what would be permitted, as if it was accessory to principal residential structure would alter the essential character of the area.

Denial of the current use variance request is recommended.





**ZONING BOARD OF APPEALS APPLICATION**  
(ZONING VARIANCE OR ADMINISTRATIVE APPEAL)

**1. Applicant Information:**

Name: Jonathan Arnold  
Address: 3909 Keeweenaw Dr. NE Grand Rapids MI 49525 Phone  
Number: 616-581-2374 Email: jonathanarnold@inlanta.com

**2. OWNER (if different than above):**

Name: 6410 Knapp St. LLC Address: 3909 Keeweenaw Dr. NE Grand Rapids MI  
49525 Phone Number: 616-581-2374 Email: jstonearnold@gmail.com

**3. DESCRIPTION OF VARIANCE OR APPEAL REQUEST:**

Permission to construct a 36 by 52 accessory building on to current site for the use of storage and additional office/conference room space

**4. PERMANENT PARCEL NUMBER: 41-15-09-301-001**

**5. PROPERTY ADDRESS:** 6410 Knapp St. Ada MI 49301 **6. ZONING DISTRICT:** RP1

**7 ATTACH:**

**A. AN ACCURATE SITE PLAN OF THE PROPERTY, DRAWN TO A STANDARD ENGINEERING SCALE, SHOWING:**

- 1) Property boundaries.
- 2) Existing and proposed buildings or structures.
- 3) Distance from lot lines of each existing and proposed building or structure.
- 4) Unusual physical features of the site, building, or structure.
- 5) Abutting streets.

**B. A NARRATIVE STATEMENT WHICH ADDRESSES COMPLIANCE OF THE VARIANCE REQUEST WITH THE STANDARDS FOR APPROVAL CONTAINED IN THE ZONING ORDINANCE AND LISTED ON THE REVERSE SIDE OF THIS APPLICATION FORM.**

**\* APPLICATIONS SUBMITTED WITHOUT A NARRATIVE STATEMENT WILL NOT BE ACCEPTED \***

**8. PETITIONER AFFIDAVIT:**

I understand that if the requested variance or appeal is granted, I am not relieved from complying with all other applicable requirements of the Ada Township Zoning Ordinance or any other Township Ordinances. By signing, the applicant and owner hereby grant permission to Ada Township officials and employees to enter upon the subject property for purposes of review and evaluation of this request.

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: 4/13/2021

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
(If different than applicant)

**9. PLEASE NOTE THE FOLLOWING BOARD OF APPEALS PROCEDURES:**

- a) The application form, application fee, site plan and narrative statement must be submitted at least one (1) month prior to the regularly scheduled Zoning Board of Appeals meeting. **Regular meetings of the Zoning Board of Appeals are generally held on the first (1<sup>st</sup>) Tuesday of each month at 4:30 p.m.**
- b) Notices of the hearing will be given at least 15 days prior to the hearing to the applicant and to all property owners and occupants within 300 ft. of the property subject to appeal.
- c) Following the hearing, the Board of Appeals will make its decision and may reverse or affirm, in whole or part, or may modify any order, requirement, decision or determination.
- d) The variance or exception expires one (1) year after it is granted if no action is taken to affect the variance within the period. The Zoning Board of Appeals may grant up to an additional one (1) year extension of this time limit.
- e) A zoning variance does not excuse the applicant from obtaining a building permit. A building permit must be secured before construction begins.

**CRITERIA FOR APPROVAL**

The Zoning Board of Appeals treats each variance or appeal request individually and approves or denies each request on its own merits. In order for the Board of Appeals to grant a variance or appeal the applicant must satisfy all of the following findings which are contained in Section 78-107 of the Ada Township Zoning Ordinance:

That where there are practical difficulties or unnecessary hardship in carrying out the strict letter of this Ordinance, the Board of Zoning Appeals shall have the power to vary or modify any of the provisions hereof so that the spirit of the Ordinance shall be observed, public safety promoted, and substantial justice done. The Board of Zoning Appeals may grant such variances only upon finding that all of the following conditions exist:

- a) *Where it is found that, by reason of the exceptional narrowness, shallowness or shape of a specific parcel of property, or by reason of exceptional topographic conditions or other extraordinary situation of the land or structure or of the use of property immediately adjoining the property in question, the literal enforcement of this Ordinance would involve practical difficulties or would cause undue hardship; provided that no variance shall be granted on a lot if the owner owns adjacent land which could, without undue hardship, be included as part of the lot in question avoiding the need for a variance.*

- b) Where it is found that there is practical difficulty or unnecessary hardship in carrying out the strict letter of this Ordinance and the ordinance can be varied in such a way that the spirit of this Ordinance shall be observed, public safety secured, and substantial justice done.
- c) Where it is found that the condition or situation of the specific piece of property or the intended use of said property for which the variance is sought is not so general or recurrent in nature as to make reasonably practicable the formulation of a general regulation in this Ordinance for such condition or situation.

Please note that the verbiage of the above stated conditions is generally abbreviated due to redundancy when reviewed by Staff and the Board.

APPLICATION FEE: RESIDENTIAL USE: \$100.00 NON-RESIDENTIAL USE: \$300.00

TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT

Application received: 4-21-2021 by: pb  
(date)

Application fee of \$ 300.00 received: 4/21/2021 by: Km Check No: 1116  
(date)

Receipt No: 310449

Updated 05/30/19

## NARRATIVE STATEMENT IN SUPPORT OF APPLICATION FOR VARIANCE REQUEST

(6410 Knapp)

### Introduction

This request for a variance involves the property located at 6410 Knapp St, Ada Township, Michigan (the southeast corner of Knapp Street and Egypt Valley Avenue). The property is currently owned by 6410 Knapp St. LLC a single member LLC owned by Jonathan Arnold. Jonathan Arnold is the branch manager of Inlanta Mortgage, the current tenant of said property since June of 2018. The applicant for this request is proposing the construction of a 36' by 52' accessory building that would occupy the south east corner of the property and serve as a multifunction building that can be used for storage with additional meeting/office space for the current tenant.

### History of Use

The property has a rich historical relevance to the township of Ada. It was originally the "Egypt Grange No. 1969" and used by Grange members as a community meeting place and a hub for the local agricultural community to conduct business, host dinners, dances and many other fundraising types of activities. The current use variance has been in place since ownership was last transferred and as approved has been used as a residential mortgage office.

### Building

The Grange building is a unique single-story commercial type building containing of approximately 2,288 square feet on the main level with a lower level that is approximately 1920 sq feet. Both the upper and lower levels are currently finished and laid out for office use. The upper level consists of office partitions, a kitchen area, conference room and open office space with finishes including wood flooring, drywall, knotty pine walls and acoustical tile ceilings. The lower level consists of open office and conference space with finishing's including pressed wood ceilings, carpeted flooring and painted drywall walls. The building has been lovingly and tastefully updated by Mr. Arnold with period specific selections keeping the "spirit of the Grange" in mind including: new windows, siding, roof, half round galvalume gutters and new decking.

### Proposed Construction of Accessory Building

The applicant, Jonathan Arnold, is seeking permission and a use variance to construct a 36' by 52' accessory building on the most south east corner of the site set back from the rear and side property lines by 20 ft with walls not exceeding 10ft in height. The building will serve multiple functions to the current tenant and property owner serving as a storage building and garage as well as finished attic space that can be utilized for office and additional conference room space. The building will be

constructed using similar design and aesthetics so it looks as though it was meant to be adjacent to the main building and brings additional appeal, charm and character to the property and surrounding area.

#### Conditions Required for Approval

There are exceptional and extraordinary circumstances and conditions regarding the property and the “Grange structure” on the property, and the use of the property, whereby the literal enforcement of the current zoning ordinance would impose practical difficulties and undue hardship section 78-107(1). The requested variance is consistent with the spirit of the ordinance, will promote the public safety and is necessary to ensure that substantial justice is done section 78-107(2). It is clear that the condition or situation of the property and intended use of the property for which the variance is sought is not a general or recurrent condition or situation so as to make reasonably practicable the formulation of a general regulation in the Ordinance for such a condition or situation 78-107(3) The property consists of a pre-existing non-conforming lot improved with an existing structure which is unique both with regard to its construction and its place in the history of Ada Township. The site is too small to be used for residential purposes and the building is not adaptable to convert to a residence or agricultural structure. With the adjacent commercial and country club uses, the properties current use for the last 24 years as a low-intensity professional design office and for the last 2.5 years as a residential mortgage office this requested use will not result in adverse impacts. Under these exceptional circumstances, the property cannot be put to a reasonable and practicable use under the existing RP1 zoning regulations. The requested variance is necessary for the prevention of substantial property rights; to avoid practical difficulties and unnecessary hardships; and to ensure that the spirit of the ordinance is observed, the public safety promoted and substantial justice done.

#### Conclusion

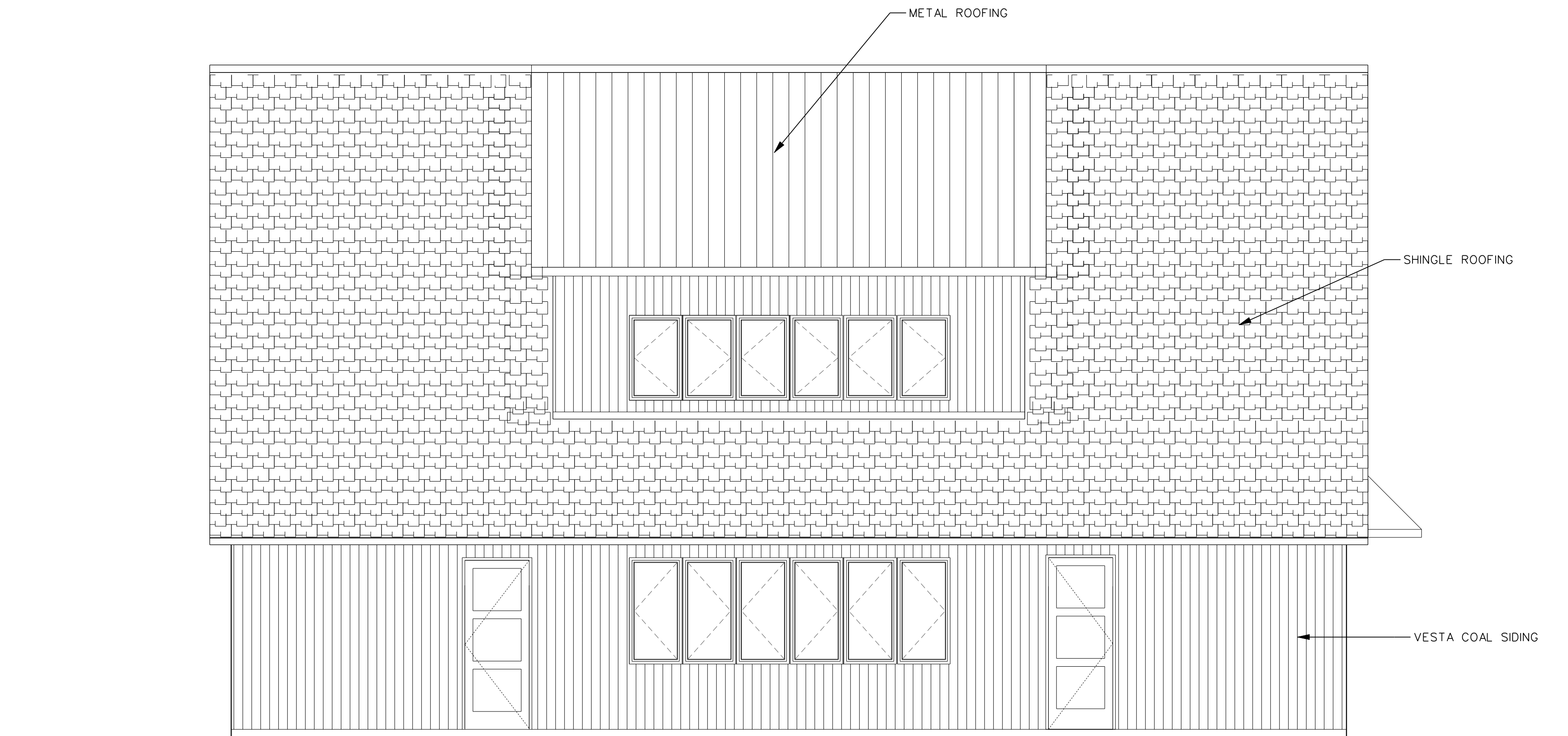
The “Grange Structure” is a historic structure important to Ada Township history. The “spirit” of the Grange should continue to be preserved and the applicant’s proposed use provides an opportunity for the building and the site along with the rich history associated with it to remain intact and further the charm and positive impact that the property has on Ada Township. The purposed use is directly inline with the current approved use and will not negatively impact the area in any way. By granting this variance, the history of this building and property can be preserved and improved upon. Further, given the uniqueness of the circumstances underlying this request, it is clearly distinguishable and no adverse precedent will be established by the grant of the variance.

In summary, all of the required conditions in support of this variance have clearly been met and I respectfully request the Board of Zoning Appeals to grant the requested variance.

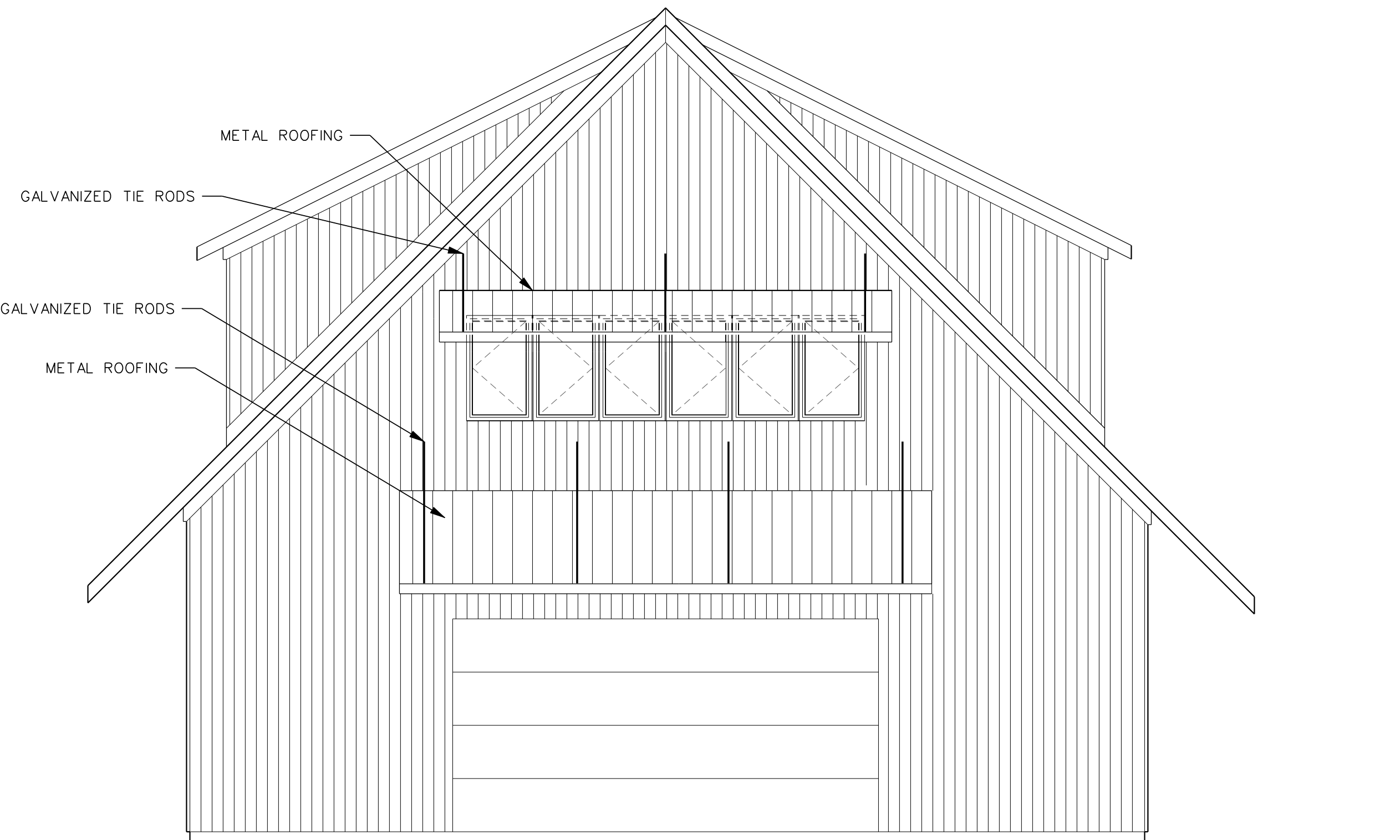
#### Size Revision Narrative:

The proposed location of the accessory building has been strategically placed in the furthest southeast portion of our lot strategically. One of the reasons this has been done is to minimize the visual impact that the accessory building will have on the surrounding area. Directly to the southern and eastern boarder of the proposed building is an unimproved heavily wooded lot with a ravine/elevation that falls away from the property line. Directly to the west of the building is our parking lot that has a berm at the southwestern edge of it and then a ravine that falls down to Egypt Valley Rd. Due to the geographical nature of the lot and the proposed building placement on the lot, the building physically can't be seen by the public from the southern and western exposure of the building. To the west of the proposed building beyond our parking lot is a small portion of Egypt Valley Road that will have a limited view of the building due to trees on our property and directly across Egypt Valley is a cellular tower that aesthetically has the appeal of a cellular tower and is not affected by the proposed building. The proposed size increase of the 40ft to 52ft expansion mainly impacts the Northern Exposure of the building and based on the position on the lot is absolutely the furthest it can be from Knapp St partially obscured by the existing tree line and berm between the walking path and ju Knapp. When researching whether or not the size of this building is going to damage the esthetics or diminish or add to the "fit and feel" of the beauty and rural nature of the surrounding area one can look to the northeast corner of Knapp/Pettis (arguable the closest intersection to compare to) where there's a much taller 16ft vs 10ft white accessory building that looks great in the applicant's opinion and if anything compliments the area vs. detracts from it. I understand that the size and use of said property may be different however due to the fact that our proposed accessory building requires a variance approval regardless of the size of the building this is a very comparable building that sits significantly closer to the road is taller than our proposed building and is visible from virtually every exposure of the building in comparison to our proposed building. The proposed materials/colors/design/aesthetics of this accessory building will arguably accomplish the same effect in enhancing the area with a very tasteful designed building that has minimal visual impact to the area that compliments the existing buildings newly renovated and refurbished exterior esthetics and will hopefully bring joy to those that get a chance to see it.

Jonathan Arnold



**A**  
A1.2  
**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**B**  
A1.2  
**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

**NEW ACCESSORY BUILDING AND SITEWORK**  
**6410 EGYPT VALLEY NE**  
*Ada Township, Michigan*

Do not scale drawings  
Use indicated dimensions

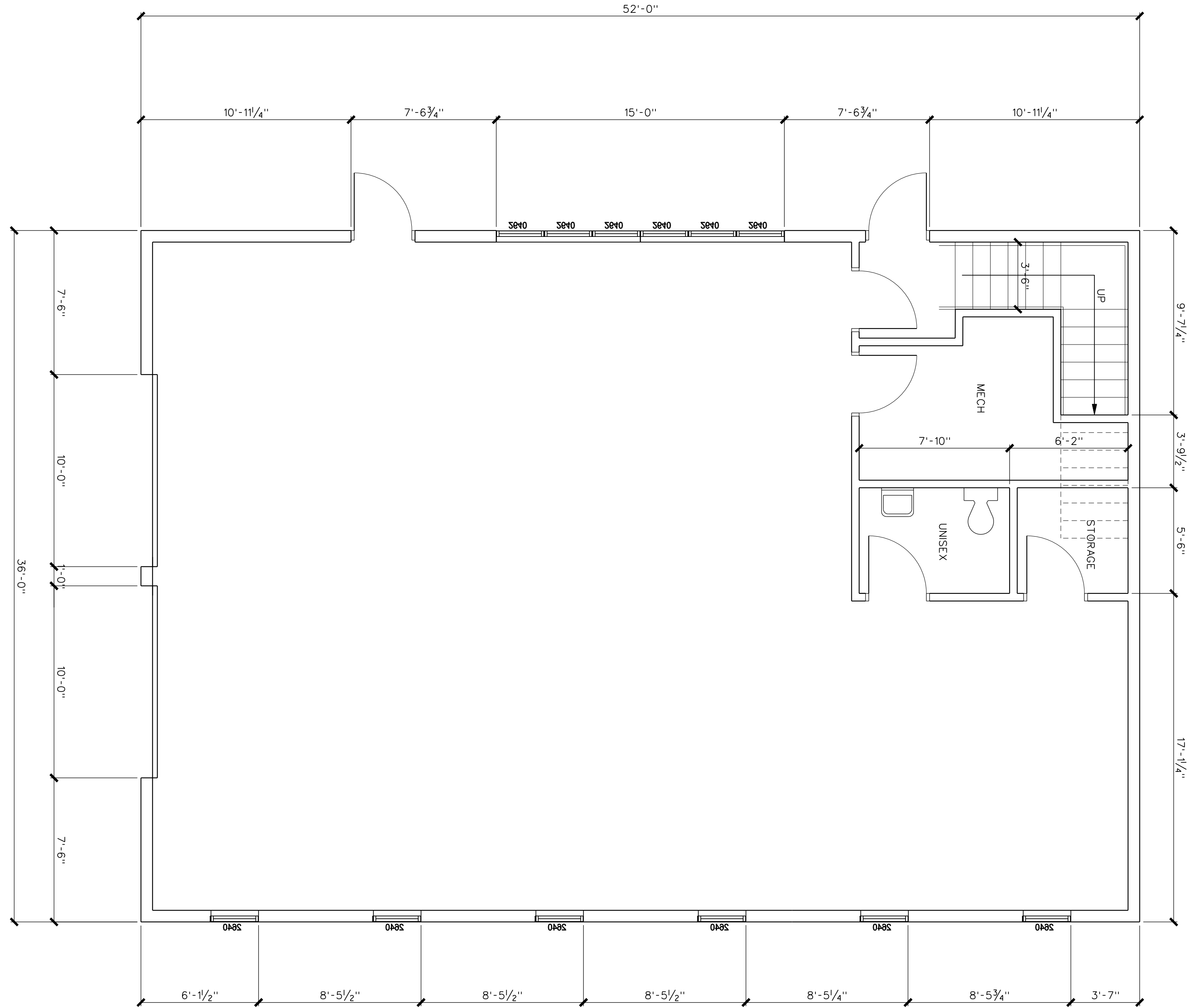
In Charge: NLB  
Checked By: NLB

| Issue      | Date    |
|------------|---------|
| Review     | 4/1/21  |
| Review     | 4/2/21  |
| Twp Review | 4/13/21 |

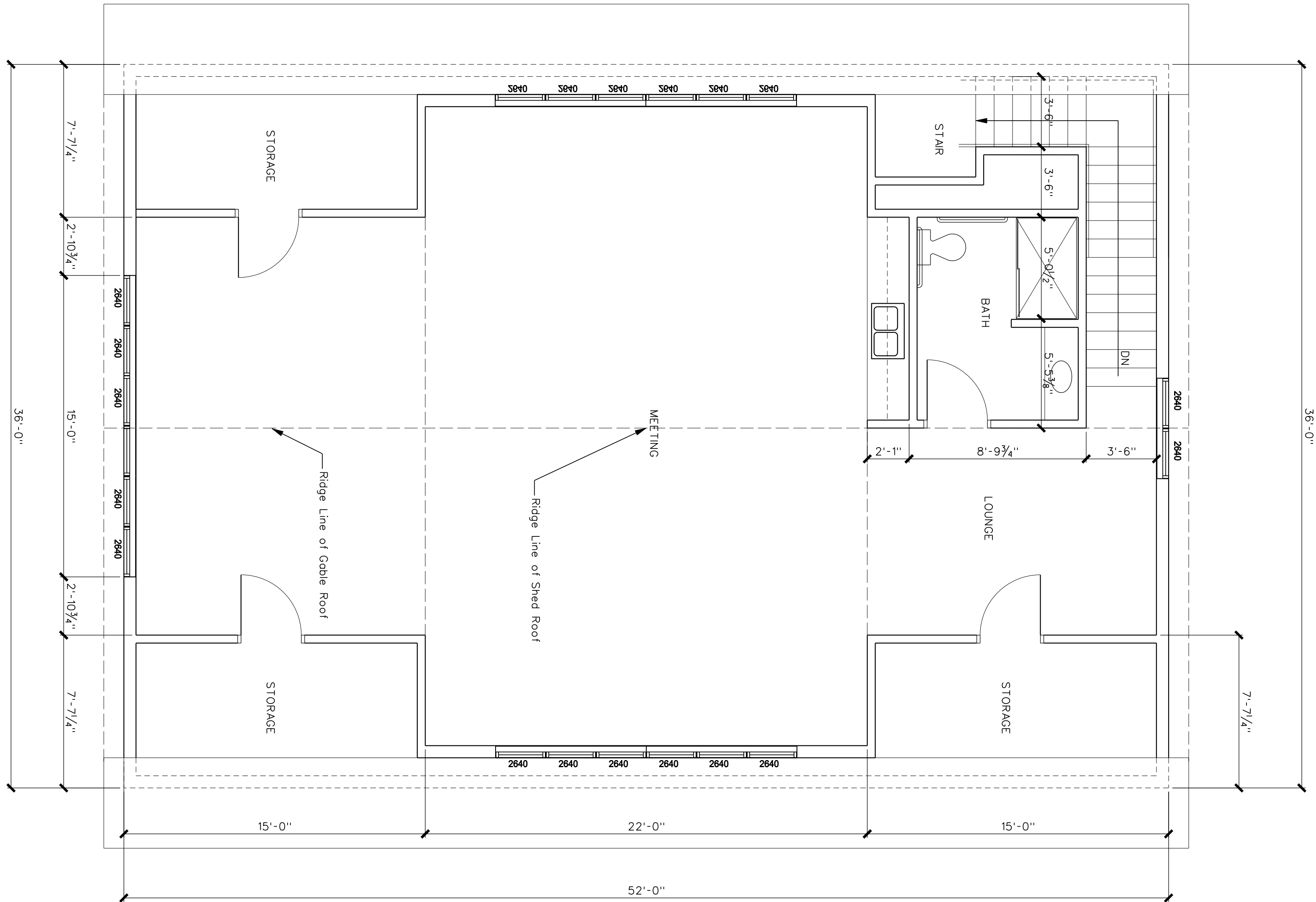
Project Number:  
2021-10-01

**A1.2**

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NneaaBauman  
4/13/2021 9:41:05 AM



PROPOSED MAIN FLOOR PLAN  
SCALE: 1/16" = 1'-0"



PROPOSED UPPER FLOOR PLAN  
SCALE: 1/16" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



560 Fifth St. NW - Suite 302  
Grand Rapids, MI 49504  
Telephone: 616.454.1398  
Facsimile: 616.454.0944  
www.thedesignforum.com

NEW ACCESSORY BUILDING AND SITEWORK  
6410 EGYPT VALLEY NE  
Ada Township, Michigan

Do not scale drawings  
Use indicated dimensions

In Charge: NLB  
Checked By: NLB

| Issue      | Date    |
|------------|---------|
| Review     | 4/1/21  |
| Review     | 4/3/21  |
| Twp Review | 4/13/21 |

Project Number:  
2021-10-01

A1.1