



**ADA TOWNSHIP ZONING BOARD OF APPEALS MEETING
TUESDAY, AUGUST 5, 2025, 4:30 P.M.
ADA TOWNSHIP OFFICE, ASSEMBLY ROOM
7330 THORNAPPLE RIVER DR SE, ADA, MI**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES OF JUNE 3, 2025, REGULAR MEETING

V. UNFINISHED BUSINESS - none

VI. NEW BUSINESS

1. Request for variances, front and side yard setbacks, to allow for an accessory building in the front yard in the RP-2 zoning district, 2474 Grand River Drive NE, Parcel No. 41-15-07-100-041, applicant and property owner Andrea Arnold
2. Request for variance, side yard setback, to allow for construction of an accessory building in the PO zoning district, 4915 Cascade Road SE, Parcel No. 41-15-31-303-038, applicant Dennis De Kok, property owner F1 Enterprises LLC
3. Request for variances, side yard setback, to allow for construction of an attached garage and additional living space to the dwelling, as well as rear and side yard setbacks, to allow for the construction of an accessory building in the R3 zoning district, 6838 Adaside Drive SE, Parcel No. 41-15-33-202-004, applicant and property owner Jeffrey L. & Laura D. Roys
4. Request for variance, lot area, in the VR zoning district, 7163 Bronson Street SE, Parcel No. 41-15-33-230-008, applicant Jeff Baker, property owner Baker 7163 Realty LLC

VII. CORRESPONDENCE

VIII. PUBLIC COMMENT

IX. ADJOURNMENT



ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES OF THE JUNE 3, 2025, REGULAR MEETING

DRAFT

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, June 3, 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, DeMarco, Ellixson-Andrews, McNamara, Nuttall

Members Absent: 0

Staff Present: Bajdek, Buckley, Said

Others Present: 17 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 MAY 6, 2025, REGULAR MEETING

Moved by Courtade, supported by Nuttall, to approve the May 6, 2025, meeting minutes as presented. Motion carried.

V. UNFINISHED BUSINESS - none

VI. NEW BUSINESS

- 1. Request for the expansion of a non-conforming use, as well as side and rear yard setback variances, to allow for the construction of an addition to the existing building in the RP-1 zoning district, 6365 Knapp St. NE, Parcel No. 41-15-08-277-014, applicant Timothy S. Klaes, property owner Paragon C & I Property, LLC**

Tim Klaes, Applicant and owner of Paragon Construction, presented the request for expansion of the Paragon building and variances required to do so. He shared some history about himself and the Paragon business. He said that he purchased the building at 6365 Knapp Street in 2016 and went before the ZBA board and received approval of a continuation for a non-conforming use, allowing them to operate a construction business in that location.

Mr. Klaes explained that the company has grown over the past nine years and noted the need for additional space. He said Paragon is proposing to construct an addition to the existing building for interior storage of commercial flooring and similar materials, however to do the addition, Paragon needs a use variance and variances for dimensional setbacks. He noted that the building has always been used for commercial use even though it was zoned RP-1 (residential) some time ago.

Mr. Klaes clarified a few items addressed in the staff report and said they do not need the roofed overhang area and it will be removed from a revised drawing. The construction business will not create increased traffic and noise as he only has two full time staff in and out of the building, and he does not feel their operations have detracted from the enjoyment of the properties surrounding them. In summary, he said what we are proposing fits perfectly within the residential area.

Planning Director Said explained that the building/site was previously used as office/commercial use and in 2016 Mr. Klaes requested a use variance for a change in use to allow for the function as a construction business.

Said noted that though this site received previous approvals allowing for nonconforming uses, these requests were granted based on existing conditions of the property. The current request is not just a request for continuing use, but an expansion of a use that is not conforming to this area/zoning district. The applicant proposes to double the size of the business on this small parcel.

Said stated that Staff always desires moving toward conformance to zoning requirements and does not support this request based on the fact the request is not consistent with the applicable Standards for Variances.

McNamara opened the public hearing at 4:53 p.m.

Jonathan Arnold, 6410 Knapp Street, neighbor adjacent to Paragon building. Mr. Arnold said that he previously applied for a variance request for an accessory building on his property and was granted approval by the ZBA. He said his accessory building was an aesthetic improvement to the Knapp and Egypt Valley corner and that he supports any beautification improvements to the area. Mr. Arnold said that he feels that Paragon is a contribution to the area and the community, and he is in support of the building expansion request.

Lisa Tibble, 2435 Egypt Valley, said she lives behind the Paragon property. Ms. Tibble said she recently observed people placing the stakes for the proposed addition, and she did not want to see a big building in her backyard.

There was no other public comment and the public hearing was closed at 5:28 p.m.

There was ZBA discussion regarding allowed uses and setback requirements in the RP-1 zoning district (residential vs. non-residential), noted consideration that the RP-1 area is a low density, rural area per the Master Plan, and reviewed the Standard for Variances for this application. Courtade said he does not believe that this request complies with at least two of the three standards that the ZBA must apply. DeMarco inquired about the building location distance to neighbors.

Moved by Courtade, supported by Ellixson-Andrews, to deny the request for expanded use and setback variances, based on the findings of fact that the three Standards of Variances have not been satisfied. Roll call vote: Yes – 5; No – 0. Motion carried.

2. Request for a variance, front and side yard setbacks, to allow for a restroom expansion and associated canopy in the VR zoning district, 7490 Thornapple River Dr. SE, Parcel No. 41-15-34-176-002, applicant Progressive Companies, property owner Ada Township

Mike Oezer with Progressive Companies presented the request for variances. He shared an overview of the park project that Progressive is working on with Ada Township (transforming current Leonard Field into the Covered Bridge Park).

Mr. Oezer referred to the drawings of the proposed expanded restrooms and explained that the existing restrooms are undersized for the expanded park, therefore, he is proposing to increase one stall on each side and increase the capacity (code wise) to meet the uses in the park. He went over details on the 10-foot expansion and the proposed building layout, as well as a proposed canopy structure. He further explained that the addition impacts the front and side yard setbacks and requested variances allowing for the expansion.

Said summarized the Staff Report and noted that in Staff's view, this request meets the applicable Standards in Sec. 78-107. The front yard setback reduction is minimal (1.7 feet) and is across from an office property with minimal setbacks, while the side yard setback will have no impact on the adjacent property to the south, given the vegetation, higher elevation, and railroad tracks. Said stated that Staff has no objections to the approval of this request based on the findings of fact that the request is consistent with the applicable Standards for Variances.

McNamara opened the public hearing at 5:41 p.m. There was no public comment and the public hearing was closed.

Following brief ZBA discussion, it was moved by Courtade, supported by Nuttall, to approve the variances for a front yard setback of 13.3 and side yard setback of 11 feet to allow for restroom expansion, based on the findings of fact that the project meets the Standards for Variances. Roll call vote: Yes – 5; No – 0. Motion carried.

3. Request for a variance, front yard setback, to allow for attachment of the existing detached garage to the dwelling in the RR zoning district, 7161 Conservation St. NE, Parcel No. 41-15-21-276-012, applicant and property owners Matthew & Kaitlyn Baas

Matthew and Kaitlyn Baas presented their request for a variance, allowing them to attach their existing house and garage with the construction of a breezeway. Matthew explained that both the garage and part of the house are already located within the 50-foot setback and that there is no way to rebuild the garage in any other location on the property.

Said referred to the drawing/pictures and explained that the applicants have no control over the existing layout of the detached garage and the house and the proposed location of the enclosed connection/breezeway has more of a setback than the existing garage.

Said stated this request is a minor change and that there is significant amount of trees and vegetation along the front lot line of the property which provide screening for the proposed breezeway connection. He said Staff has no objections to the approval of this request based on the findings of fact that the request is consistent with the applicable Standards for Variances.

McNamara opened the public hearing at 5:49 p.m. There was no public comment and the public hearing was closed.

Ellixson-Andrews made a statement that he lives on Conservation Street also, but has no interest or connection to the applicants property. He does not feel there is any conflict of interest.

Moved by Nuttall, supported by Courtade, to approve the variance for a front yard setback of 28.8 feet to allow for the construction of a breezeway to connect with the home, based on the findings of the fact that the project meets the Standards for Variances. Roll call vote: Yes – 5; No – 0. Motion carried.

4. Request for a variance, rear yard setback, to allow for construction of a new dwelling in the VR zoning district, 7390 Thornapple River Dr. SE, Parcel No. 41-15-34-105-026, applicant and property owners Sean & Rene Growney

Rene and Sean Growney presented a variance request for a rear yard setback of 35-feet rather than the required 40-feet for a new single-family home. Rene explained that adjacent homes have 35-foot setbacks and the shorter driveway improves the aesthetics. She referred to the site plans, renderings, and narrative for supporting details.

Planner/Zoning Administrator Bajdek summarized the Staff Report and said the applicants propose to construct a new home with an attached garage on their property in the V-R zoning district. He noted that the property is unique as it is on an alley which is the only active alley in the Township.

Bajdek verified that the applicant is proposing a lesser rear yard setback to allow the home to align with neighboring homes that were recently constructed in immediate neighborhood with 35-foot rear yard setbacks (through variance approvals) for consistency purposes.

Bajdek concluded that though the request does not meet the exact letter of all three of the Standards for Variances, the details of this request may merit further consideration, due to planned utilization and proximity to the existing adjacent alley. As such, if the Zoning Board of Appeals determines, based on findings of fact that the above standards have been satisfied, Staff has no objections to approval of this request.

McNamara opened the public hearing at 5:55 p.m.

Jeff Visser, 589 River Street, homeowner across the alley from Growney's. He said he was granted a variance for the same setback about a year ago and is in support of the Growney's request. He said he would prefer to look at less concrete from across the alley.

Chris Czekai, 7365 Bronson, said he is a resident of the alley as well. He has reviewed the Growney's construction plans and he is in favor of the request. He feels the proposal will only enhance the neighborhood and downtown Ada.

Bajdek noted that the Planning & Zoning Department received four letters of support from neighbors:

Michael & Heather Garbaty, 7370 Thornapple River Dr.
Kirsetin Morello, 7380 Thornapple River Dr.
Gregory Morello, 7380 Thornapple River Dr.
Chris Czekai, 7365 Bronson St.

There was no other public comment and the public hearing was closed at 5:57 p.m.

There was brief ZBA discussion regarding the uniqueness of the property on the alley and reviewed history of the previous rear yard setback requirements.

Moved by Courtade, supported by Nuttall, to approve the variance for a rear yard setback of 35 feet for the attached garage as requested, based on the findings of the fact that the project meets the Standards for Variances. Roll call vote: Yes – 5; No – 0. Motion carried.

VII. CORRESPONDENCE

Said reminded of the next ZBA meeting on July 1 and noted that Courtade and Nuttall notified they will be absent. The remaining three members confirmed that they will be at the meeting (to make a quorum).

VIII. PUBLIC COMMENT - none

IX. ADJOURNMENT

Moved by Ellixson-Andrews, supported by Courtade, to adjourn the meeting at 6:08 p.m. Motion carried.

Respectfully submitted,

Jo DeMarco, Ada Township Clerk

rs:eb

Date: 07-23-25



TO: Ada Township Zoning Board of Appeals
FROM: Department of Planning
RE: Agenda Item for the August 05, 2025 Meeting

Request for Variances, front and side yard setbacks, to allow for an accessory building in the front yard in the RP-2 zoning district, 2474 Grand River Drive NE, Parcel No. 41-15-07-100-041, applicant and property owner Andrea Arnold

Overview

The applicant seeks approval for an accessory building in the front yard (*northwestern corner*) of the subject 6.6-acre parcel located at 2474 Grand River Dr. NE with front and side yard setbacks less than the required 50 feet. The 200 square foot accessory structure is positioned forward of the existing dwelling with an onsite placement 30.5 feet from the front (*west*) property line and 30 feet from side (*north*) property line. The building's appearance matches the existing home on the property, with an overhead door facing south.

The subject accessory building received site plan review approval from the Planning Commission to be located in the front yard on June 12, 2025, subject to the required front and side yard setback variances being granted by the Zoning Board of Appeals (*ZBA*). A large portion of the site is located within the 100-year floodplain (*approximately from the rear of dwelling to the rear (Grand River) property line*), which limits the onsite placement of structures on the property.

(Please note the subject accessory building was constructed without Township approval for zoning; a building permit is not required due to its size.)

Analysis

The existing tree coverage, combined with the accessory building's consistent appearance (*with the home*) aids in reducing visual impacts of the accessory building in the subject onsite location and should present no negative impacts on the surrounding area.

Per Section 78-107 of the Zoning Ordinance:

The board of zoning appeals may grant such variances only upon finding that all of the following conditions exist:

- (1) 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 chapter 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.

(2) Where it is found that there is practical difficulty or unnecessary hardship in carrying out the strict letter of this chapter and the chapter can be varied in such a way that the spirit of this chapter shall be observed, public safety secured, and substantial justice done.

(3) Where it is found that the condition or situation of the specific piece of property or the intended use of such 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 chapter for such condition or situation.

Conclusion & Recommendation

The request does not meet the exact letter of all three of the Standards in Sec. 78-107 in carrying out Zoning Ordinance requirements. At the same time, the details of this request may merit further consideration, due to the vast onsite presence of the 100-year floodplain. As such, if the Zoning Board of Appeals determines, based on the findings of fact that the above standards have been satisfied, Staff has no objections to approval of the requested variances.



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

1. Applicant Information:

Name: ANDREA ARNOLD

Address: 2474 GRAND RIVER DRIVE NE; GRAND RAPIDS, MI 49525

Phone Number: 616-490-6300 Email: aaainmich@yahoo.com

2. OWNER (if different than above):

Name: _____

Address: _____

Phone Number: _____ Email: _____

3. DESCRIPTION OF VARIANCE OR APPEAL REQUEST:

I am requesting your permission to keep a 10' x 20' free standing log cabin storage shed to on the NW corner of my property where it is free from the dangers of the flood zone or slope of my property. There is logistically no other reasonable place to have this building as the only other flat ground on my property is to the south of my home and directly above my drain field. The location now is partially hidden large pine trees I have planted along the front of the property line to help buffer the noise from the road. I also ask that the distance between the shed and my neighbor to the north be acceptable as it is hidden by trees and foliage from direct view.

4. PERMANENT PARCEL NUMBER: 4 1 - 1 5 - 0 7 - 1 0 0 - 0 4 1

5. PROPERTY ADDRESS: 2474 GRAND RIVER DRIVE NE; 49525 **6. ZONING DISTRICT:** RP2

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: Andrea Arnold DATE: 4/30/2025

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 (1st) 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: \$300.00 NON-RESIDENTIAL USE: \$500.00

Note: Electronic file/pdf is required on all applications (submit via email).

TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT

Application received: 4-3-2025 by: eh Paragon Construction
 (date)
 Application fee of \$ 300.00 received: 5/2/25 by: ~~1998~~ Check No: 1998
 (date)
 Receipt No: 385275

Updated 12/21/2023 (f:\users\planzone\app&forms\app templates)

TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT

Application received: 5-2-25 by: eh Timothy Klaes
 (date)
 Application fee of \$ 200.00 received: 5/2/25 by: ~~3067~~ Check No: 3067
 (date)
 Receipt No: 385276

Updated 12/21/2023 (f:\users\planzone\app&forms\app templates)

April 30, 2025

Re: Narrative Statement for 2474 Grand River Drive NE variance request.

To the members of the Zoning Board of Appeals:

Please allow me to start by saying I was fully unaware of any wrong doing when I had a storage shed put on my property in April. I was unaware of any variance that would challenge this location and will do whatever necessary to maintain compliance. I am writing to you to request a variance that will allow me to have a 10' x 20' storage shed on my property at 2474 Grand River Drive NE (49525) that is to the northwest of my residential structure. This would place my storage shed in front of my house with 31.7' between it and my north property line and 62.2' from Grand River Drive.

I am requesting this variance pursuant to conditions that make my parcel extremely challenging for any sort of structure to be built behind my home. The flood zone lines were re-mapped two years ago and I spent a great amount of time and money to have permits granted, fill brought in, and survey companies that assisted me with EGLE and a reclassification that has since rendered me back out of the flood zone. The four eastern most posts on my deck only were captured in the new flood zone boundaries thereby driving up both my escrow/mortgage payment and requiring additional insurance. My options were to chop the deck off my house, agree to pay this exorbitant new amount of additional escrow and insurance, or pursue option three which was what I chose.

Incidentally – the photo from the Kent County Map Viewer (included) was taken at a time when the river was high which will show you where the water creeps and why it is impossible for me to ever build anything in the back of my house for storage purposes.

In addition to the logistical challenges I face, I think it is fair to say as a home owner one accumulates items seasonally that can significantly pack a garage. The reason for this storage shed, “dad’s boat shed,” is because I was fortunate enough to just recently be given back my father’s 1969 13’ Boston Whaler – his beloved fishing boat – and I need a place to keep it safe. While I have neighbors who believe it is acceptable to have boats, extra automobiles, lumber, trailers, machinery, et.al

scattered about their property (you can see that as well on the Kent County Map attached – neighbor to my north), I have more respect for mine and for those who live around me. I am also concerned about theft as I was a victim of this in early December this past year which was quite unsettling. To keep my dad's Whaler in the driveway or backed into a corner of my lawn would be an eye soar and put it at risk of theft.

This structure is a free standing ,10' x 20', wooden frame structure that matches my log cabin home identically with green trim, a green shingled roof, and cedar log siding. The shed is nestled in a corner of my property that is surrounded by vegetation and trees. It sits 31.7' to the south of the property line with my neighbor to the north, and 62.2' east from Grand River Drive. I intend to add more trees to the front of my property along Grand River Drive for more privacy, and to replace the tree that someone with no heart cut down in the middle of the night this last December undoubtedly to use as a Christmas tree. I will also be adding more trees and vegetation along the north property boundary.

I hope that my narrative statement explains why I would like to have my storage building where it is and why it would be nearly impossible to place it anywhere else without spending thousands of dollars on more fill and more modification to the existing landscape slope.

Thank you very much for your consideration.

Kind Regards,

Andrea Arnold

Andrea Arnold
2474 Grand River Drive NE
Grand Rapids, MI 49525
616.490.6300
aainmich@yahoo.com



FOUNDATION SURVEY

FOR: Andrea Arnold
2474 Grand River Dr NE
Grand Rapids, MI 49525

DESCRIPTION: Part of the NE 1/4 of Section 7, T7N, R10W, Ada Township, Kent County, Michigan, described as: Commencing at the West 1/4 corner of said Section; thence S04°52'30"E 171.60 feet along the West Section line; thence N90°00'E 996.00 feet along the centerline of Knapp Street as surveyed; thence N07°50'21"E 474.42 feet along centerline of Grand River Drive (66 feet wide); thence N11°43'11"E 307.00 feet along said centerline to the Place of Beginning; thence N07°26'06"E 154.40 feet along said centerline; thence N90°00'E 1364.04 feet to Reference Point "C"; thence continuing N90°00'E 35 feet more or less to the waters edge of the Grand River; thence Southwesterly 235 feet more or less; thence S90°00'W 12 feet more or less to Reference Point "A" (said Reference Point "A" bears S29°34'24"W 251.47 feet from Reference Point "C"); thence S90°00'W 1166.10 feet; thence N11°43'11"E 67.00 feet; thence S90°00'W 108.00 feet to the Place of Beginning.

PROPERTY ADDRESS: 2474 Grand River Dr NE

MINIMUM REQUIRED OPENING ELEVATION: 627.5
100 YEAR FLOODPLAIN ELEVATION: 626.5

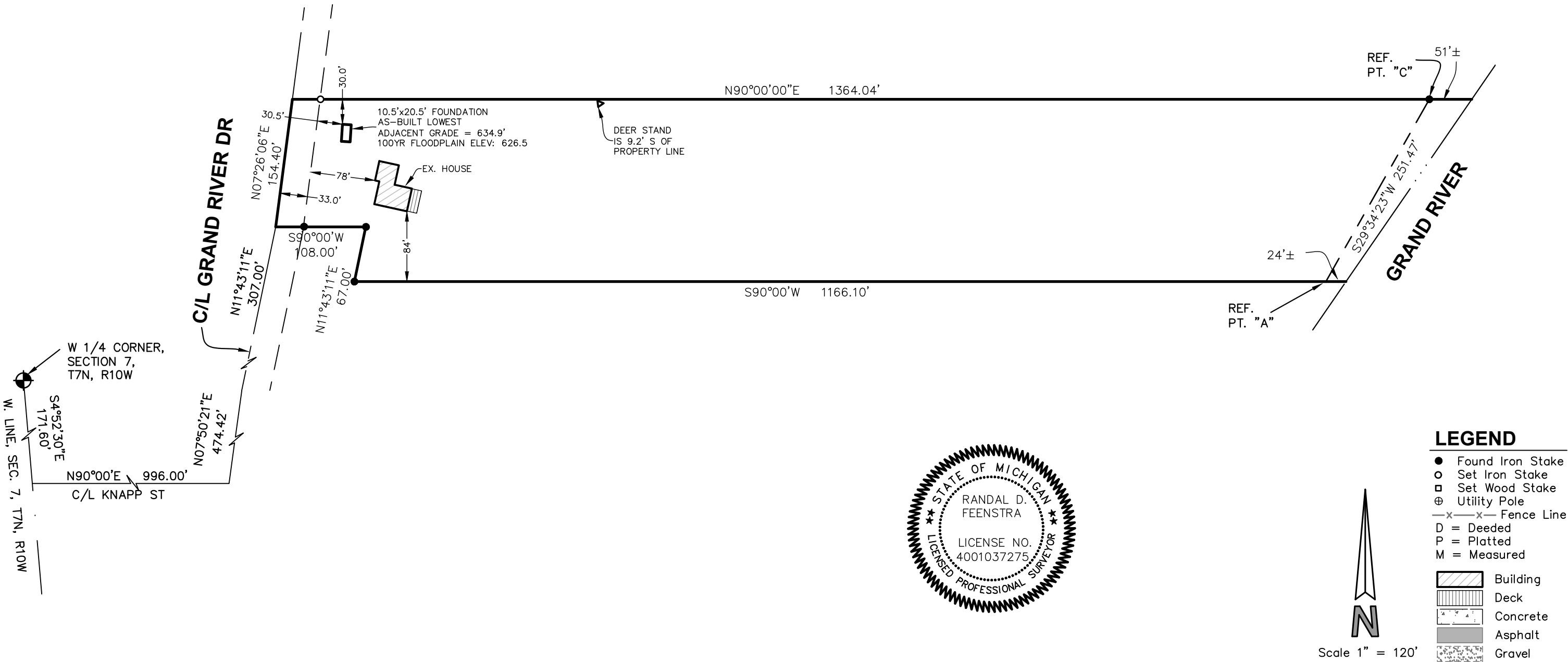


Feenstra
& Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

3145 Prairie St SW
Grandville, MI 49418

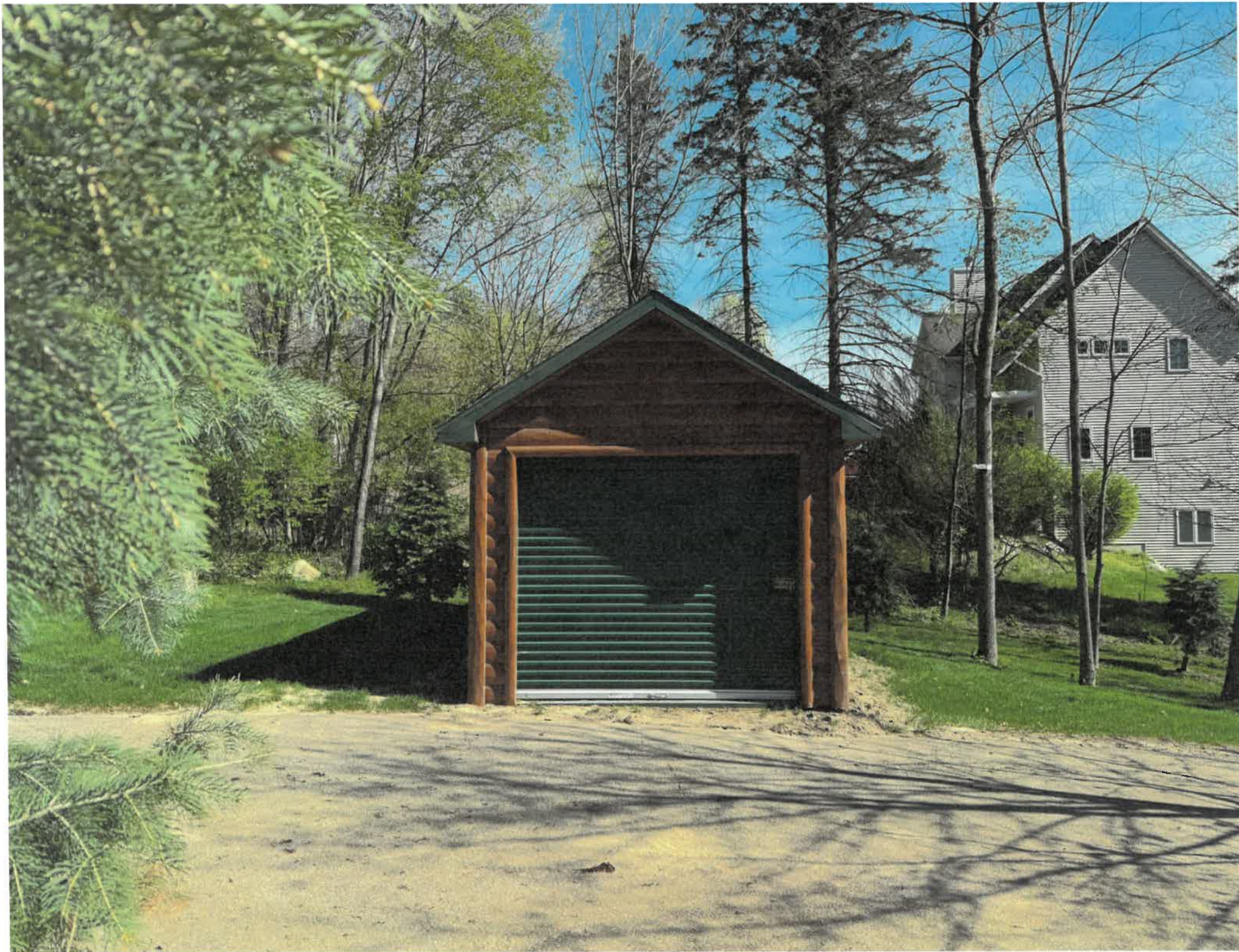
Phone: 616.457.7050
www.feenstrainc.com

Proj	230403
File	7-7-10
Date	07/21/2025



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.













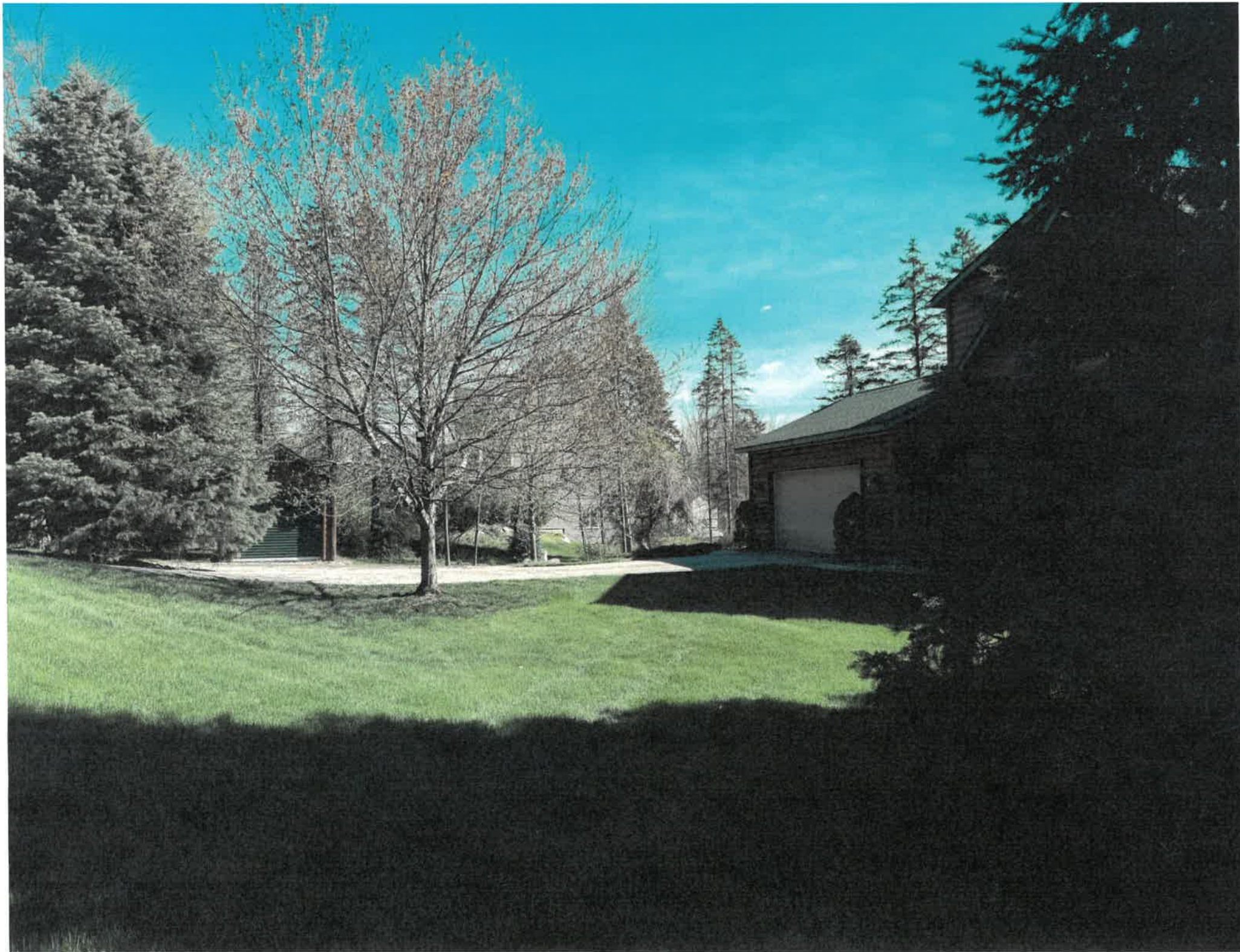














Date: 07-23-25



TO: Ada Township Zoning Board of Appeals
FROM: Department of Planning
RE: Agenda Item for the August 05, 2025 Meeting

Request for Variance, side yard setback, to allow for construction of an accessory building in the PO zoning district, 4915 Cascade Road SE, Parcel No. 41-15-31-303-038, applicant Dennis De Kok, property owner F1 Enterprises LLC

Overview

A new 800 sq. ft. accessory building (20' x 40') is planned to be constructed on the southern portion of the subject property (*with split zoning; the southern portion being zoned PO Professional Office, while the northern portion being zoned R-3 Medium Density Single-Family Residential*). An office building, single-family home (*a permitted by right use in the PO Professional Office zoning district*) and shed currently exist on the southern portion of the site. The accessory building is intended for storage purposes. The accessory building is planned to be positioned 15 feet from the east property line rather than the required 25 feet due to an onsite natural drainage area. The addition would meet all other applicable zoning requirements. Ingress and egress to the site is directly from Cascade Road. Utilization of the existing onsite driveway for access to the building is planned.

(Please note that accessory buildings and uses in non-residential districts that are accessory to principal uses in all non-residential districts are permitted per 78-20(b) of the Zoning Ordinance and shall conform to the same requirements as the principal building.)

Analysis

The proposed location of the planned accessory building should present no negative impacts on the surrounding area, while allowing for the protection of the onsite natural drainage area.

Per Section 78-107 of the Zoning Ordinance:

The board of zoning appeals may grant such variances only upon finding that all of the following conditions exist:

- (1) 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 chapter 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.

- (2) Where it is found that there is practical difficulty or unnecessary hardship in carrying out the strict letter of this chapter and the chapter can be varied in such a way that the spirit of this chapter shall be observed, public safety secured, and substantial justice done.*
- (3) Where it is found that the condition or situation of the specific piece of property or the intended use of such 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 chapter for such condition or situation.*

Conclusion & Recommendation

If the Zoning Board of Appeals determines that the above standards have been satisfied, then approval of the requested variance is recommended.



RECEIVED

MAY 15 2025

PLANNING & ZONING
ADA TOWNSHIP

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

1. Applicant Information:

Name: Dennis J. De Kok

Address: 4915
~~4925~~ Cascade Rd. SE Grand Rapids, MI 49546

Phone Number: 616-323-0021 Email: dennis@fcmfinancial.com

2. OWNER (if different than above):

Name: _____

Address: _____

Phone Number: _____ Email: _____

3. DESCRIPTION OF VARIANCE OR APPEAL REQUEST:

I am seeking approval to construct a 20' wide x40' deep detached garage 15 feet from the side property line behind my residential property located at 4915 Cascade Rd. SE, Grand Rapids. After thorough review, it has been determined that there are no alternative locations on the site suitable for the garage due to the presence of wet areas and the natural drainage layout of the property.

4. PERMANENT PARCEL NUMBER: 4 1 - 1 5 - 3 1 - 3 0 3 - 0 3 8

5. PROPERTY ADDRESS: 4915
~~4925~~ Cascade Rd SE **6. ZONING DISTRICT:** _____

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: 5/14/2025

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 (1st) 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: \$300.00 NON-RESIDENTIAL USE: \$500.00

Note: Electronic file/pdf is required on all applications (submit via email).

TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT

Application received: <u>5-15-25</u> by: <u>eb</u>		Dennis DeKok
(date)		
Application fee of \$ <u>500.00</u>	received: <u>5/28/25</u> by: <u>eb</u>	Check No: <u>1348</u>
(date)		Receipt No: <u>386231</u>

Updated 12/21/2023 { f:\users\planzone\app&forms\app templates }

Dennis De Kok

4925 Cascade Rd. SE
Grand Rapids, MI 49546
dennis@fcmfinancial.com
C: 616.340.8868

May 13, 2025

Ada Township Zoning Board of Appeals

Ada Township Hall
7330 Thornapple River Drive SE
Ada, MI 49301

Subject: Request for Variance – Garage Setback Reduction

Dear Members of the Zoning Board,

I am writing to formally request a variance to the current zoning ordinance which requires a minimum 25-foot setback from the property line for accessory structures. I am seeking approval to construct a detached garage 15 feet from the side/rear property line at my property located at 4925 Cascade Rd. SE, Grand Rapids.

The primary reason for this request is due to the drainage characteristics of my property. The rear portion of the lot contains a natural low point and stormwater flow path that makes construction in the designated setback area impractical and potentially problematic. Placing the garage within the required 25-foot setback would disrupt this drainage pattern and increasing the risk of water pooling.

After thorough review, it has been determined that there are no alternative locations on the site suitable for the garage due to the presence of wet areas and the natural drainage layout of the property. The proposed location—15 feet from the property line—is the only feasible option that avoids interference with the drainage and minimizes site disturbance.

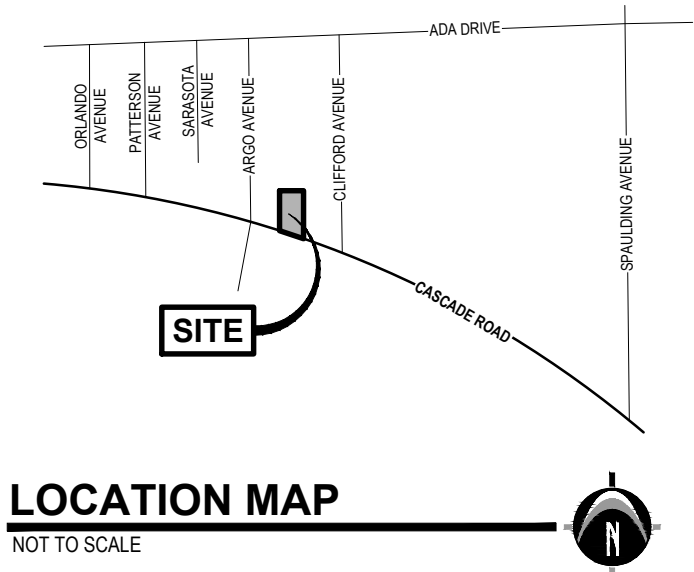
This location has been chosen carefully to respect neighboring properties and maintain the intended use of the land while addressing the environmental limitations unique to this lot.

I respectfully ask the Board to consider this request in light of the practical challenges posed by the site's topography and drainage features. I am happy to provide site plans, photographs, or any additional documentation the Board may need to support this application.

Thank you for your time and consideration.

Sincerely,

Dennis J. De Kok



TITLE INFORMATION

The Title Description and Schedule B items hereon are from Chicago Title Commitment No. 411166695CML, dated November 24, 2021

TITLE DESCRIPTION

Land situated in the Township of Ada, County of Kent, State of Michigan, and described as:

Lots 3 and 4, Apple Plat, according to the recorded plat thereof, as recorded in Liber 29 of Plats, Page 11, Kent County Records.

SCHEDULE B - SECTION II NOTES

- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Michigan Bell Telephone Company Liber 2342, Page 1266 (Lot 3) **The easement described in this document is shown on this survey.**
- Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Michigan Bell Telephone Company Liber 2342, Page 1266 (Lot 4) **The easement described in this document is shown on this survey.**
- Easements, Terms, Covenants, and Conditions of Drainage Easement Release in favor of the Board of County Road Commissioners of the County of Kent as set forth below: Liber 2762, Page 1348 (Lot 4) **The easement described in this document is shown on this survey.**

SURVEYOR'S NOTES

- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260248, Panel Number 0010B, with an Effective Date of 10/15/1980, shows this parcel to be located in Zone C (subject to map scale uncertainty). No field surveying was performed to determine this zone.
- ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 73933 Square Feet / 1.70 Acres
- ALTA TABLE "A" ITEM NO. 9 - Parking Information
0 total parking spaces
- Basis of Bearing: S71°35'E along North R.O.W.
- Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG. AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- Surveyor's Note: The front 9'± appears to have been taken for R.O.W. purposes. Further deed research is required.

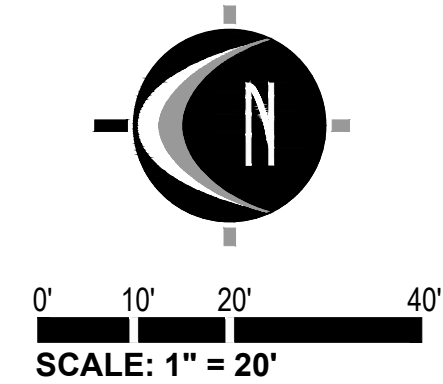
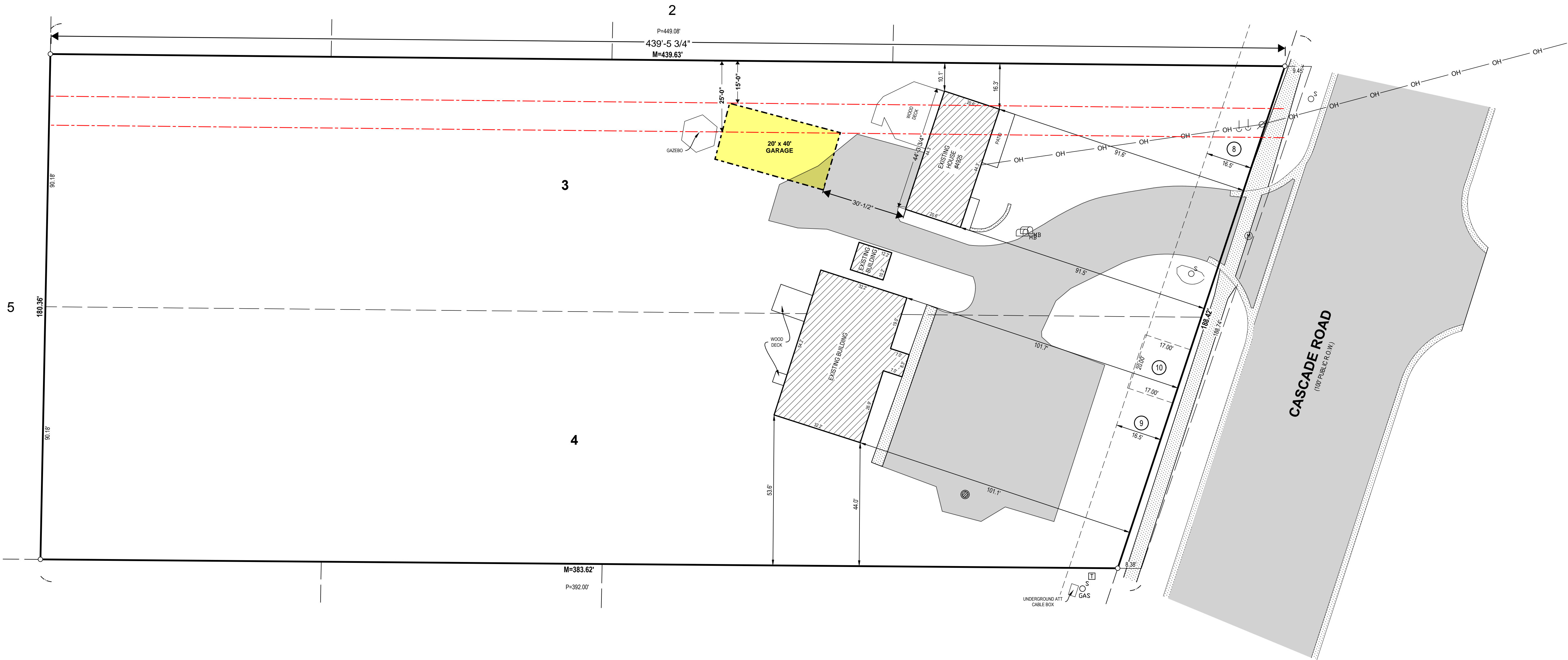
SURVEYOR'S CERTIFICATION

To F1 Enterprises, LLC, Chicago Title of Michigan, Inc., and Union Bank:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 8, and 9 of Table A thereof. The fieldwork was completed on December 20, 2021.



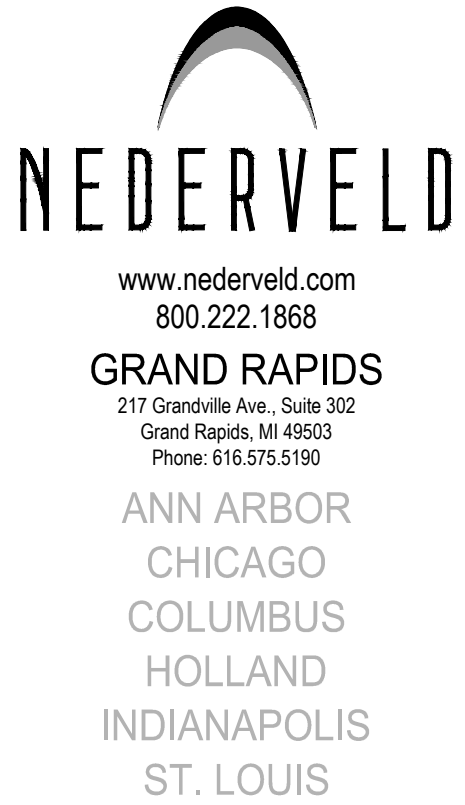
LEGEND

- Catch Basin - Round
- Guy Anchor
- Utility Pole
- Overhead Utility Line
- Iron - Found
- Mailbox
- Manhole
- Sign
- Phone Riser
- Underground Gas Marker
- Asphalt
- Concrete
- Existing Building
- Platted
- Measured



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANNED" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



PREPARED FOR:

F1 Enterprises
Dennis DeKok

4045 Maracaibo Shores Drive SE
Grand Rapids, MI 49546

CREATED:

Drawn: DS Date: 12/17/21

REVISIONS:

Rev: Drawn: Date:

4915 Cascade Road SE

ALTA/NSPS Land Title Survey

4915 Cascade Road SE
PART OF THE SOUTHWEST 1/4 OF SECTION 31, T7N, R10W,
ADA TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

PROJECT NO:

21401493

SHEET NO:

AL

SHEET: 1 OF 1

Date: 07-23-25



TO: Ada Township Zoning Board of Appeals
FROM: Department of Planning
RE: Agenda Item for the August 05, 2025 Meeting

Request for Variance, side yard setback, to allow for construction of an attached garage and additional living space to the dwelling, 6838 Adaside Drive SE, Parcel No. 41-15-33-202-004, applicant and property owner Jeffrey L. & Laura D. Roys

Overview

The applicant proposes to construct an attached garage, with living space above, to the existing single-family dwelling; the residence does not currently have a garage. The proposed addition is planned to be positioned 6.6 feet from the west side yard property line rather than the required side yard setback of 10 feet for a principal structure in the R-3 residential zoning district. The addition would meet all other applicable zoning requirements.

(Please note, the proposed accessory building is planned to be placed onsite to satisfy the required 20-foot side and rear setbacks. The initially submitted survey drawing/site plan inaccurately depicted the location of the accessory building and therefore the noticed side and rear yard setbacks are unnecessary for its construction; however, a Special Use approval from the Planning Commission is required due to its intended height and size being larger than allowed per right by the Zoning Ordinance.)

Analysis

The proposed addition will allow for an attached garage and additional living space to be logically incorporated into the design layout of the principal structure with no adverse effects to the property and/or surrounding area.

Per Section 78-107 of the Zoning Ordinance:

The board of zoning appeals may grant such variances only upon finding that all of the following conditions exist:

- (1) 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 chapter 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.

- (2) Where it is found that there is practical difficulty or unnecessary hardship in carrying out the strict letter of this chapter and the chapter can be varied in such a way that the spirit of this chapter shall be observed, public safety secured, and substantial justice done.*
- (3) Where it is found that the condition or situation of the specific piece of property or the intended use of such 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 chapter for such condition or situation.*

Conclusion & Recommendation

The request does not meet the exact letter of all three of the Standards in Sec. 78-107 in carrying out Zoning Ordinance requirements. At the same time, the details of this request may merit further consideration, due to the onsite location and layout of the existing dwelling without an attached garage. As such, if the Zoning Board of Appeals determines, based on the findings of fact that the above standards have been satisfied, Staff has no objections to approval of the requested variance.



RECEIVED

JUN 18 2025

PLANNING & ZONING
ADA TOWNSHIP

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

1. Applicant Information:

Name: JEFFREY L ROYS

Address: 6838 Adaside DR SE, ADA MI 49301

Phone Number: (616)648-9601 Email: jlawrencer2018@gmail.com

2. OWNER (if different than above):

Name: _____

Address: _____

Phone Number: _____ Email: _____

3. DESCRIPTION OF VARIANCE OR APPEAL REQUEST:

Add an attached garage with living space above and behind new garage. New garage

will be 22' wide off right side of existing house. This attachment will require a variance

approval as the addition will encroach on the side setback by 3'-6" as shown on the attached property

Survey. Remove 2 sheds on rear of property and build 1 new larger structure.

4. PERMANENT PARCEL NUMBER: 4 1 - 1 5 - 3 3 - 2 0 2 - 0 0 4

5. PROPERTY ADDRESS: 6838 Adaside DR SE, ADA MI 49301

6. ZONING DISTRICT: 33

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: 6/18/25

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 (1st) 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: \$300.00 NON-RESIDENTIAL USE: \$500.00

Note: Electronic file/pdf is required on all applications (submit via email).

TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT

Application received: 6-18-2025 by: ep
(date)

Application fee of \$ 300.00 received: KM by: 6/18/2025 Check No: 3768991
(date)

Receipt No: 387084

Updated 12/21/2023 (f:\users\planzone\app&forms\app templates)

The Ada Zoning Board,

NARRATIVE STATEMENT

Our request for the variances we seek are to fulfill a dream that started 34 years ago when we first purchased our home. We had planned to add on a garage and additional living space to facilitate our growing family. Unfortunately, things don't always go as they are planned and our ability to add on was hindered by two financial setbacks and some health issues. We have since been able to find our financial feet again (and regain our health) and we are ready to enjoy more space, and our original home is in need of updating.

As our situation changed over the years we were also in need of more storage space (which I built) and an office (which I purchased pre-constructed) in which I developed a home-based business that I continue to run. These structures are getting older and are in need of repair and so we have decided to invest in one new structure, instead of these two separate outbuildings. This structure will take up less space overall, provide needed storage, and house an office where I can continue my business pursuits. It will also provide a covered oasis where I can work on other projects and interests.

Laura and I want to fulfill the dream we had 34 years ago. We love our neighborhood and all the people we have watched come (and go), but have a very special affection for those who stayed in this neighborhood and shared our journey. It is for these individuals and families that we dedicate ourselves to bettering our property and modernizing its appearance in keeping with the many changes happening here in Ada, and those that will occur in Adatown in the coming years.

Attached you will find witnessed correspondences, well wishes, and approval from these neighbors for us to receive these variances.

Thank you for your consideration.

Jeff and Laura Roys
6338 Adaside Dr
Ada

Side lot Variance ...

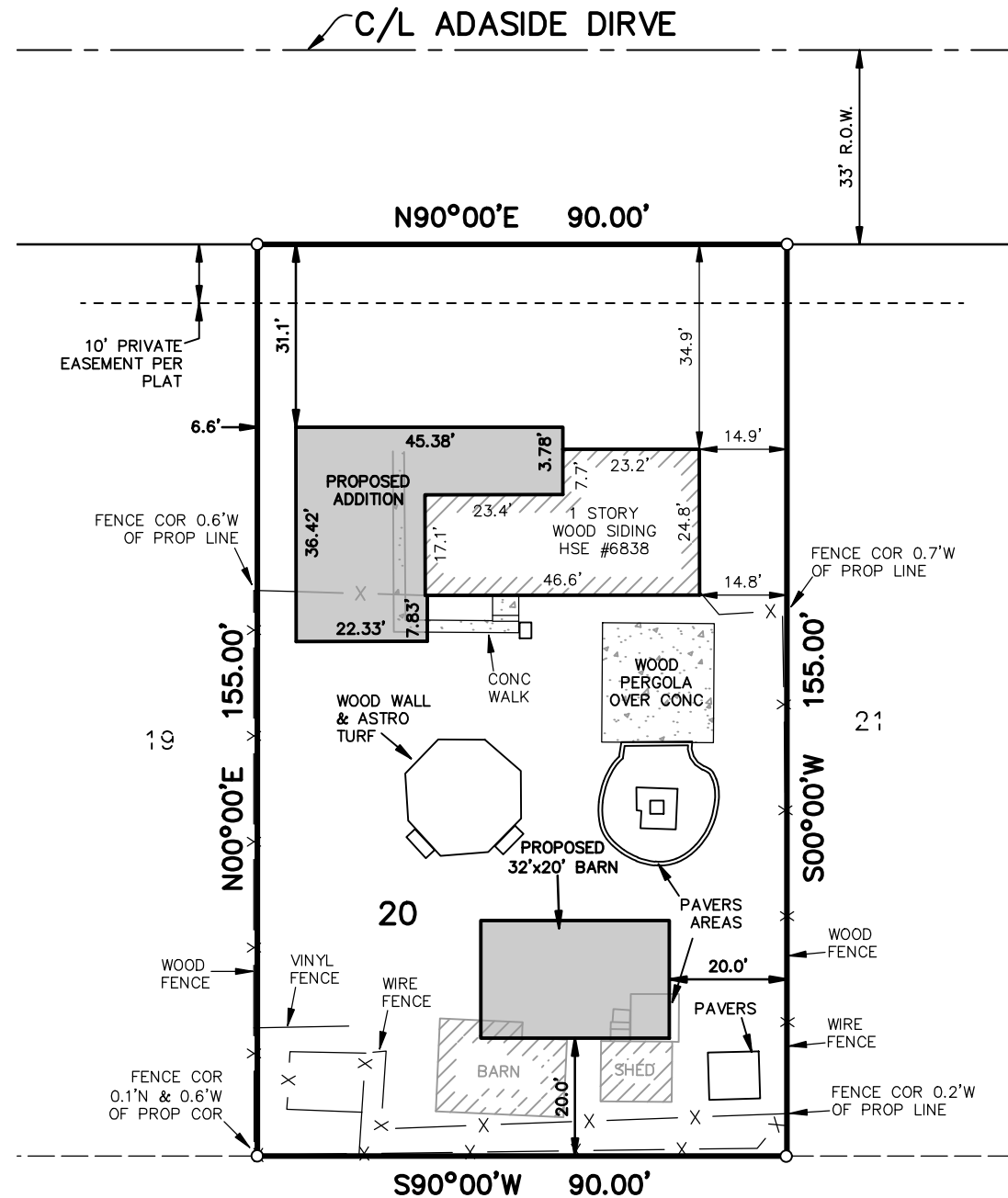
Because our house, when originally built, was not placed at the proper 10 foot side lot requirement on the east end (actual 14 feet) it made placing a standard (two car) 22 foot garage on the west end of the house impossible without a variance request.

Barn Shed...

Aging outbuildings and better space utilization are the reason we are requesting a variance to build a new, all in one, barn shed. Our current buildings occupy about 530 square feet of covered space. (All with the approval of Ada zoning when constructed) These will be removed and the new structure will replace their function and provide needed additional covered storage space.

Other Contributing factors...

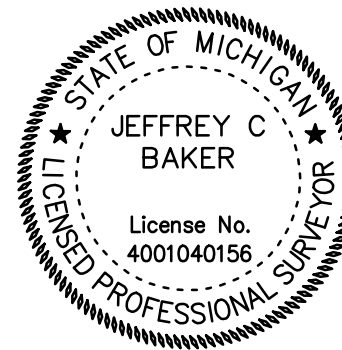
1. Had to limit size of garage to better fit into side lot requirements.
2. Our house, as originally built, only has a half basement.



Site Plan for: River Grand Renovation
 Attn: Jason Nielsen
 12500 Vergennes St SE
 Lowell, MI 49331

RE: 6838 Adaside Dr SE

Description:
 Lot 20, Adatown No. 1, part of the NE
 1/4 of Section 33, T7N, R10W, Ada Township,
 Kent County, Michigan.



Scale 1" = 30'

- D = Deeded dimension
- M = Measured dimension
- P = Platted dimension
- = Set iron stake
- = Found iron stake
- ⊙ = Concrete monument
- x— = Fence line

NOTE: The location of the proposed addition as shown on this map is based on instructions given to Exxel Engineering, Inc. Municipal approval of the proposed location should be obtained prior to construction.

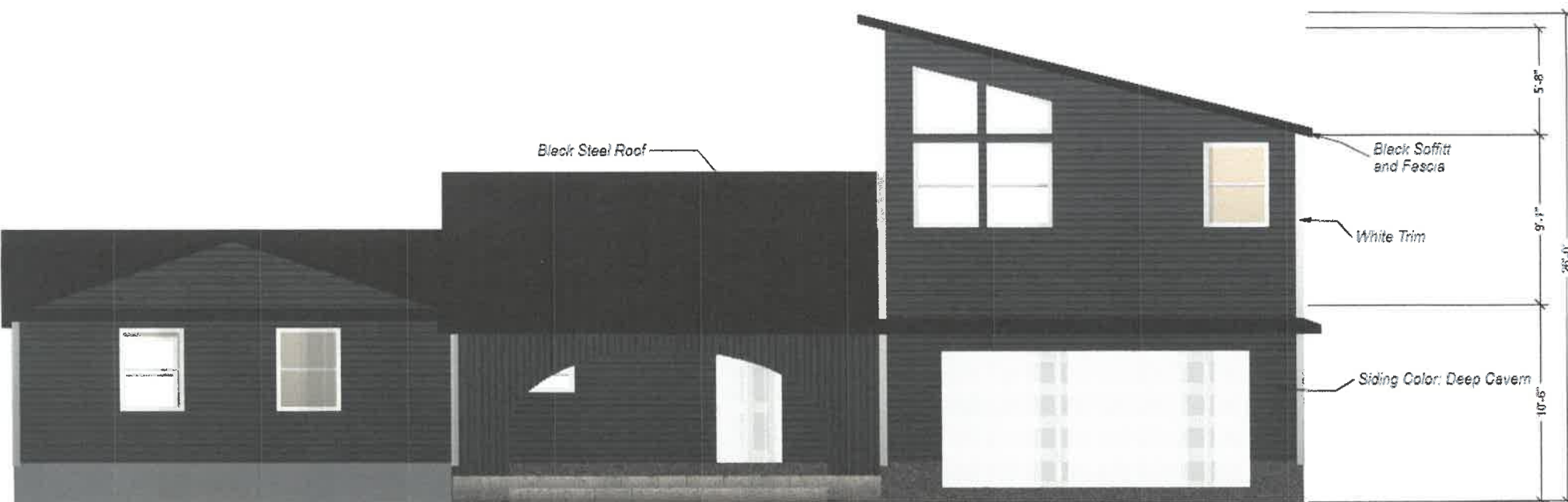
REVISE PROPOSED BARN LOCATION 07/24/25 - JCB

exxel engineering, inc.
 planners • engineers • surveyors

5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.exxelengineering.com

FILE NO.: S251394

DATE: 05/22/2025



Black Steel Roof

Black Soffit and Fascia

White Trim

Siding Color: Deep Cavern

5'-8"

9'-1"

26'-0"

10'-6"

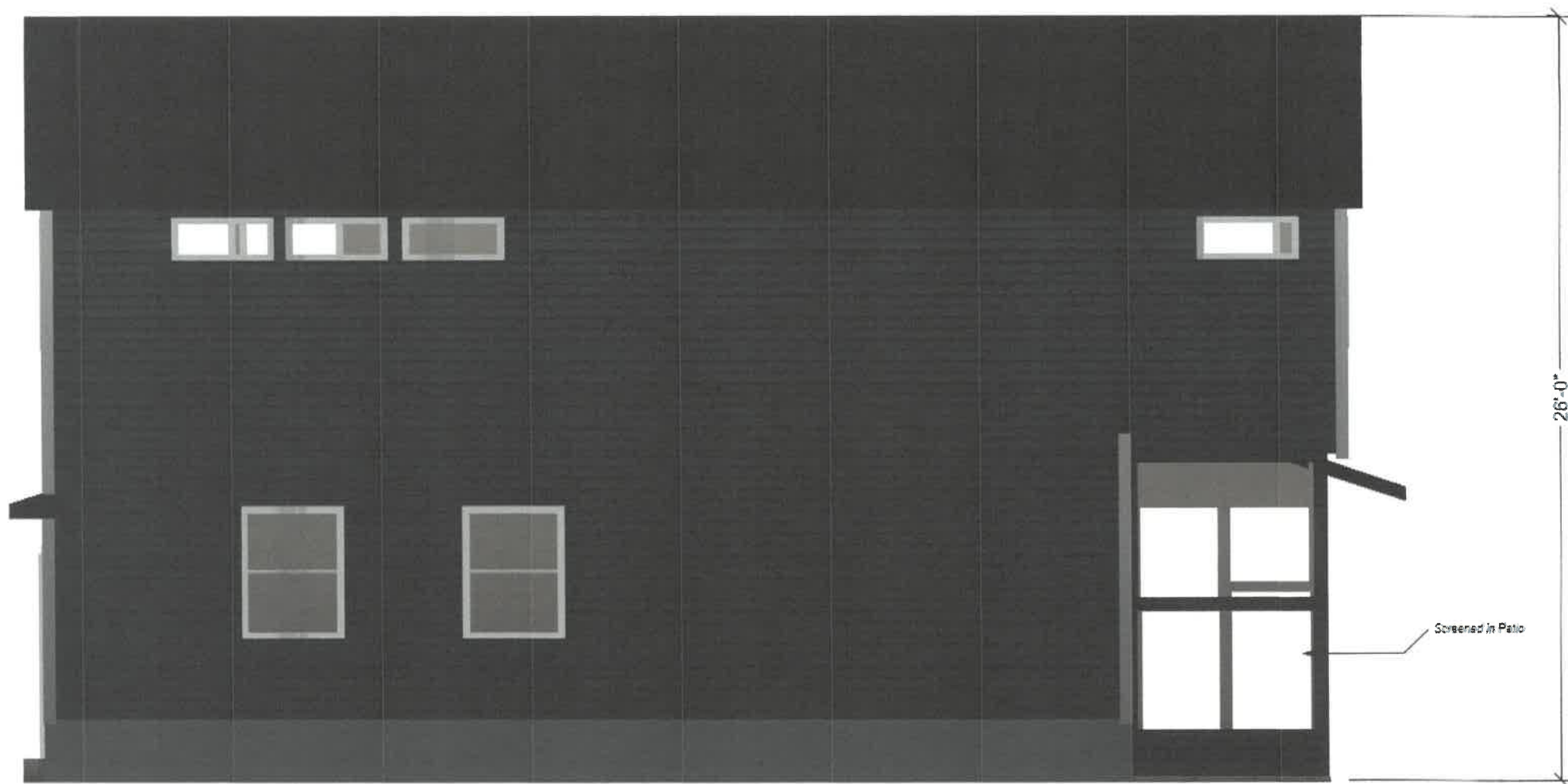
Front of House







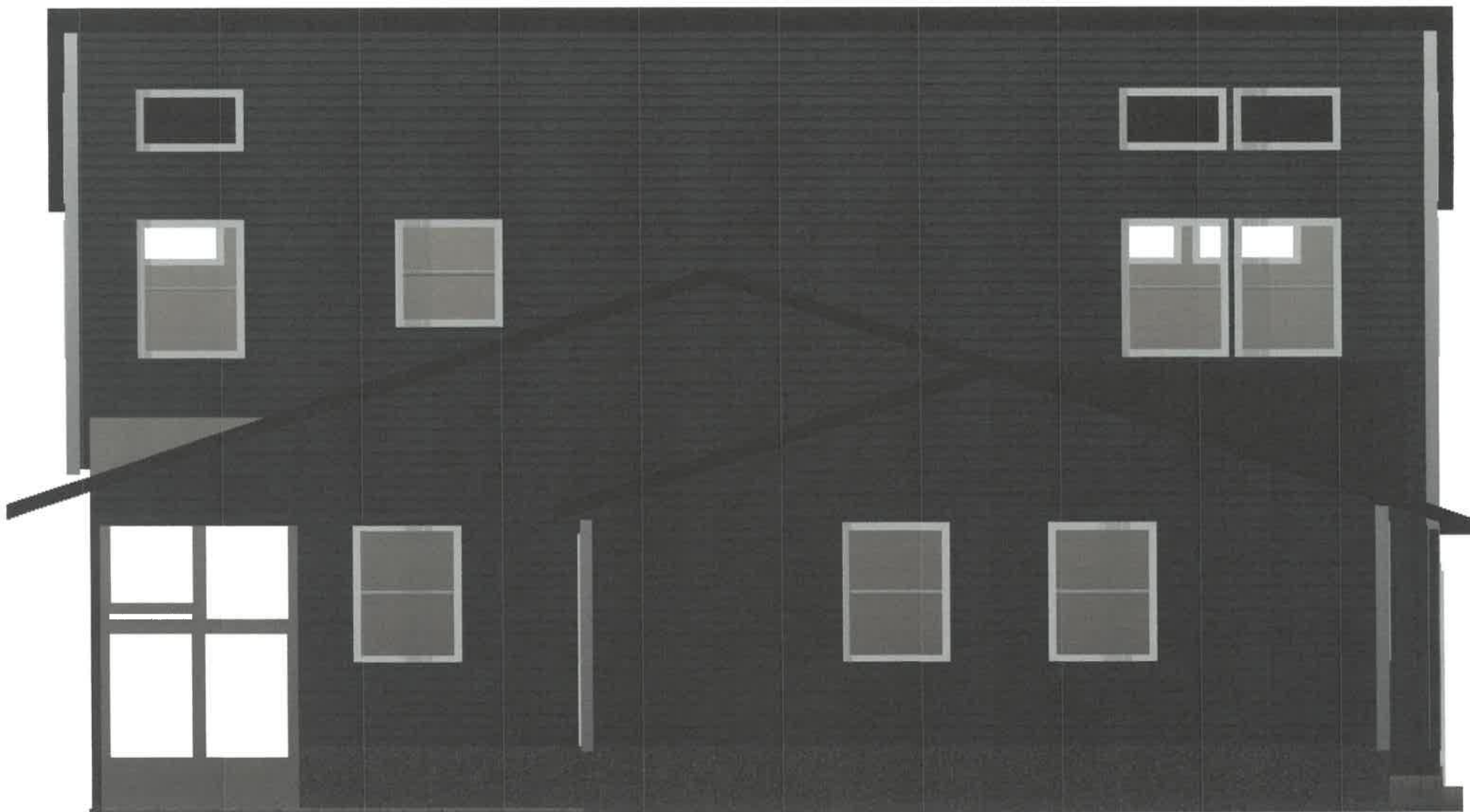
Back of House



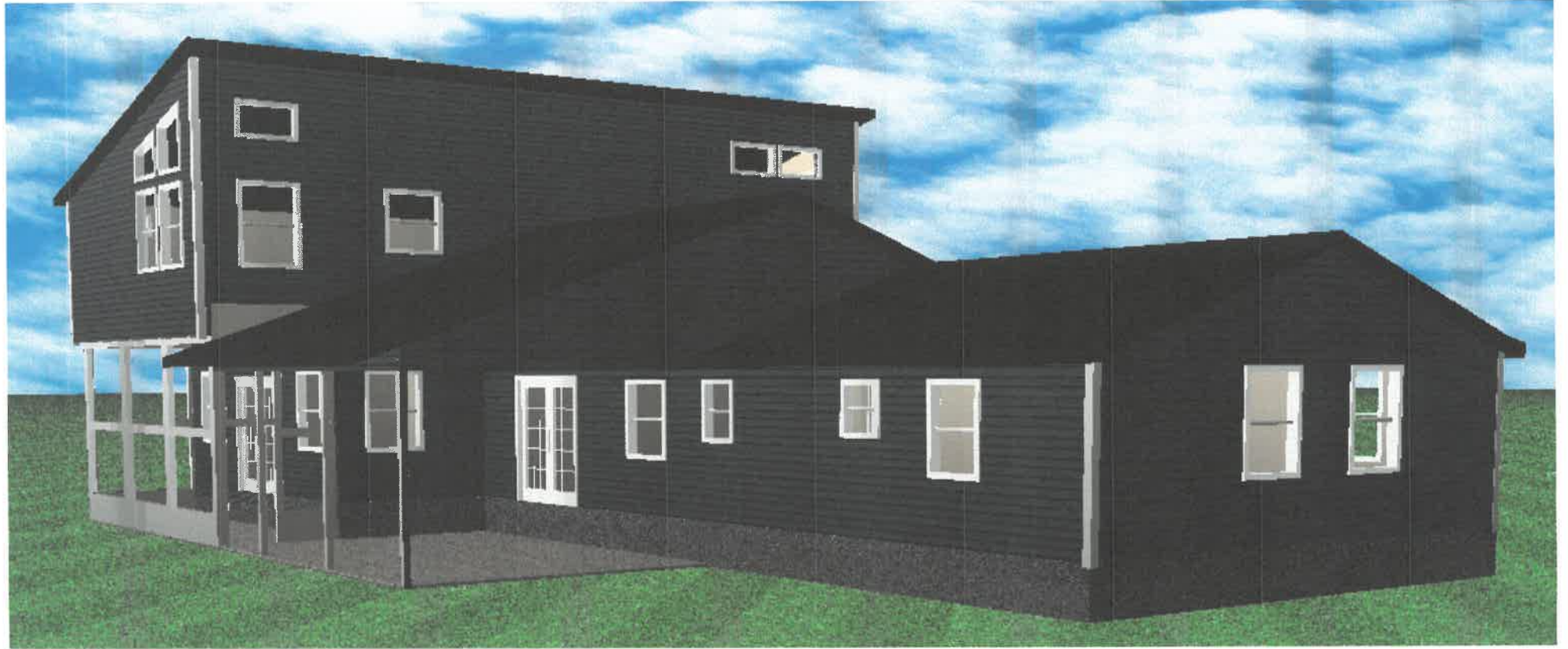
Right Side of House

Variance approval side





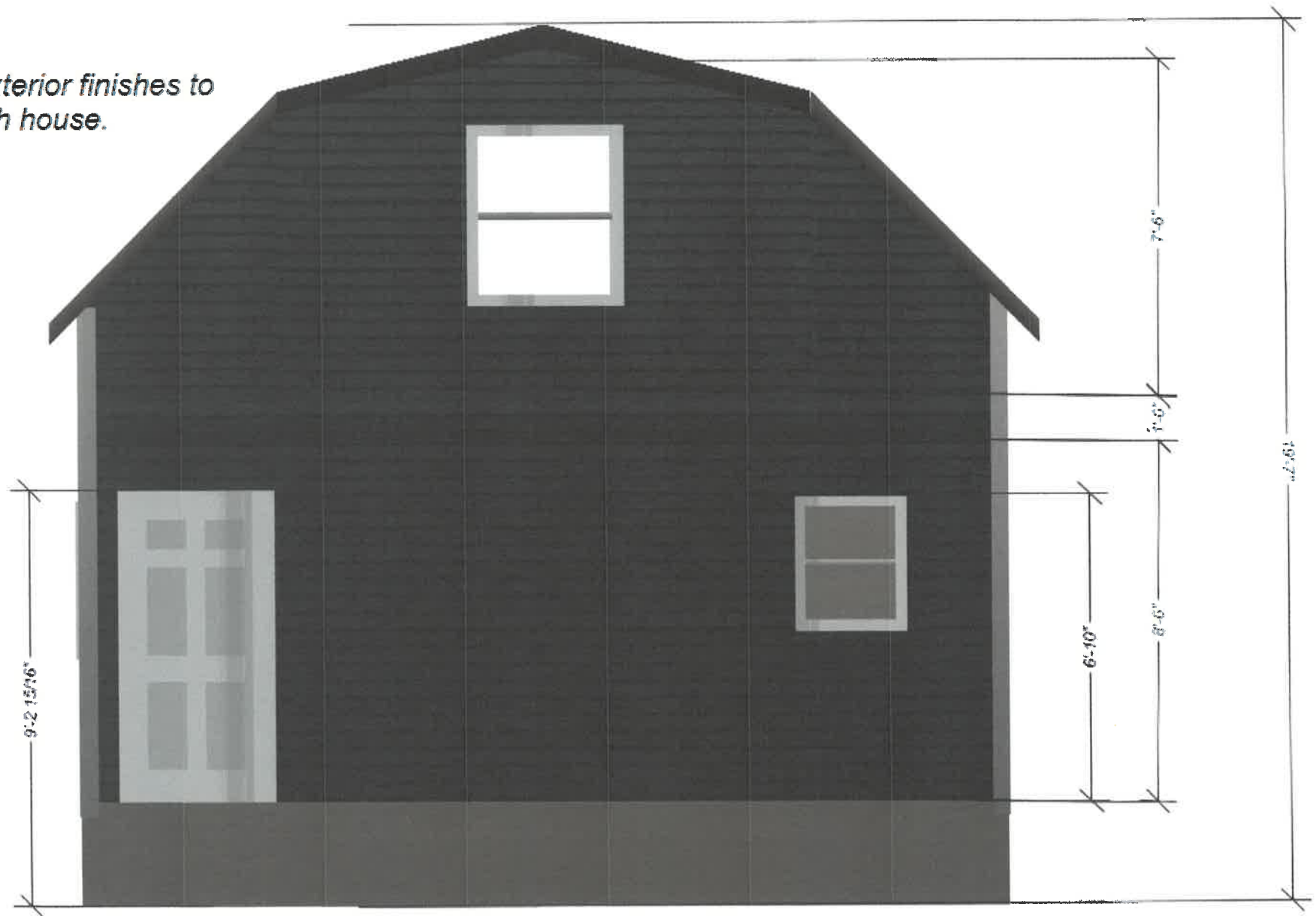
Left Side of House





Shed

*All exterior finishes to
match house.*



Shed

Date: 07-23-25



TO: Ada Township Zoning Board of Appeals
FROM: Department of Planning
RE: Agenda Item for the August 05, 2025 Meeting

Request for Variance to allow the creation of a new parcel that exceeds the maximum lot area of 10,000 sq. ft. in the V-R zoning district, 7163 Bronson St. SE, Parcel No. 41-15-33-230-008, applicant Jeff Baker, property owner Baker 7163 Realty LLC

Overview

The applicant is proposing a boundary line change between the subject property (10,454 sq. ft.) and the property immediately to the southeast (7169 Bronson St. SE – 10,454 sq. ft.) with both parcels being zoned V-R Village Residential, as well as under the same ownership to allow for the construction of a new single-family home at 7163 Bronson St. SE. The subject parcel is proposed to be 11,032 sq. ft., which is greater than the maximum permitted lot area of 10,000 sq. ft. (a newer regulation for the V-R Village Residential zoning district), while 7169 Bronson St. is proposed to be 9,781 sq. ft., which is within the allowed 7,000 sq. ft. to 10,000 sq. ft. lot size range for the V-R Residential zoning district.

(It should be noted that a previously existing single-family dwelling on the site was recently demolished and that 7169 Bronson St. SE will satisfy all area regulations for the V-R Village Residential zoning district with proposed boundary line adjustment.)

Analysis

The applicant is proposing to incorporate four (4) feet of land from the adjacent property (7169 Bronson St. SE) into the subject parcel (7163 Bronson St. SE) to improve its site design aesthetics.

Per Section 78-107 of the Zoning Ordinance:

The board of zoning appeals may grant such variances only upon finding that all of the following conditions exist:

- (1) 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 chapter 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.*

- (2) *Where it is found that there is practical difficulty or unnecessary hardship in carrying out the strict letter of this chapter and the chapter can be varied in such a way that the spirit of this chapter shall be observed, public safety secured, and substantial justice done.*
- (3) *Where it is found that the condition or situation of the specific piece of property or the intended use of such 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 chapter for such condition or situation.*

Conclusion & Recommendation

The request does not meet the exact letter of all three of the Standards in Sec. 78-107 in carrying out Zoning Ordinance requirements. At the same time, the details of this request may merit further consideration, due to the lot size at 11,032 sq. ft. being minimally over the maximum lot size requirement of 10,000 sq. ft. for the V-R Village Residential zoning district. As such, if the Zoning Board of Appeals determines, based on the findings of fact that the above standards have been satisfied, Staff has no objections to approval of the requested variance.



RECEIVED

JUL -1 2025

PLANNING & ZONING
ADA TOWNSHIP

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

1. Applicant Information:

Name: JEFF BAKER

Address: 5729 MANCHESTER HILLS DR, GRAND RAPIDS, MI 49546

Phone Number: 616-540-4000 Email: JEFF.BAKER@BAKOL.COM

2. OWNER (if different than above):

Name: BAKER 7163 REALTY LLC

Address: 545 MICHIGAN ST, SUITE 201, GRAND RAPIDS, MI, 49503

Phone Number: 616-540-4000 Email: JEFF.BAKER@BAKOL.COM

3. DESCRIPTION OF VARIANCE OR APPEAL REQUEST:

A VARIANCE TO INCORPORATE 4 FEET OF LAND FROM THE ADJACENT PARCEL IN ORDER TO INCREASE THE BUILDING SETBACK AND IMPROVE SITE DESIGN AESTHETICS ON A CORNER LOT WITH SIGNIFICANT TOPOGRAPHIC SLOPE.

4. PERMANENT PARCEL NUMBER: 41-15-33-230-008 AND 009

5. PROPERTY ADDRESS: 7163 & 7169 BRONSON ST SE 6. ZONING DISTRICT: VR

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: 6-30-25

OWNER'S SIGNATURE:  MANAGER DATE: 6-30-25
(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 (1st) 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: \$300.00 NON-RESIDENTIAL USE: \$500.00

Note: Electronic file/pdf is required on all applications (submit via email).

TO BE COMPLETED BY THE ADA TOWNSHIP PLANNING DEPARTMENT

Application received: <u>7-1-2025</u> (date)	by: <u>eb</u>	<u>Jiffery Baker</u>
Application fee of \$ <u>300.00</u>	received: <u>7/1/25</u> (date)	by: <u>[Signature]</u>
	Check No: <u>1801</u>	
		Receipt No: <u>387317</u>

Updated 12/21/2023 (f:\users\planzone\app&forms\app templates)

PARCEL "A" DESCRIPTION

Lot 13 and part of Lot 14, Block 2, and also the Southerly 1/2 of that part of vacated alley adjacent to said Lots on the North, CITIZENS' PLAT OF THE VILLAGE OF ADA according to the plat thereof, as recorded in Liber 2 of Plats, Page 69, Kent County Records, being part of the Northeast 1/4 of Section 33, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Beginning at the Southwesterly corner of said Lot 13; thence N39°39'31"E 158.02 feet along the Westerly line of said Lot 13 and it's Northerly extension, being the Easterly line of Teeple Avenue (50 foot wide public right-of-way); thence S50°14'07"E 69.73 feet along the North line of the South 1/2 of said vacated alley; thence S39°37'56"W 158.25 feet; thence N50°02'42"W 69.80 feet along the Southerly line of said Lots 13 and 14, being the Northerly line of Bronson Street (66 foot wide public right-of-way) to the Point of Beginning. Contains 11,032 square feet. Subject to easements, restrictions and rights-of-way of record.

PARCEL "B" DESCRIPTION

Part of Lot 14, Block 2, and also the Southerly 1/2 of that part of vacated alley adjacent to said Lot on the North, CITIZENS' PLAT OF THE VILLAGE OF ADA according to the plat thereof, as recorded in Liber 2 of Plats, Page 69, Kent County Records, being part of the Northeast 1/4 of Section 33, Town 7 North, Range 10 West, Ada Township, Kent County, Michigan, described as: Commencing at the Southwesterly corner of Lot 13, Block 2, CITIZENS' PLAT OF THE VILLAGE OF ADA; thence S50°02'42"E 69.80 feet along the South line of said Lots 13 and 14 to the Point of Beginning; thence N39°37'56"E 158.25 feet; thence S50°14'07"E 61.73 feet along the North line of the South 1/2 of said vacated alley; thence S39°36'21"W 158.46 feet along the Easterly line of said Lot 14; thence N50°02'42"W 61.80 feet along the Southerly line of said Lot 14, being the Northerly line of Bronson Street (66 foot wide public right-of-way) to the Point of Beginning. Contains 9,781 square feet. Subject to easements, restrictions and rights-of-way of record.

1. Practical difficulties or unnecessary hardships prevent strict compliance with the ordinance.

The parcel at **7163 Bronson St SE** is a **corner lot** with a **significant topographical slope**, which limits effective building placement. The current lot line would result in a development footprint that restricts landscaping and creates a visually intrusive appearance. The requested 4-foot land transfer will allow construction to shift further from the road, reducing the visual impact and allowing for more natural and aesthetic landscaping solutions.

2. Exceptional or extraordinary conditions exist that are not generally applicable to other properties in the same district.

This property's **corner configuration** and **natural slope** create constraints not typically found on nearby parcels in the zoning district. These features reduce the usable lot area and increase design limitations. These conditions were not created by the applicant but are inherent to the lot's physical geography and location, distinguishing it from other nearby properties.

3. The granting of the variance will not be detrimental to the public welfare or injury to adjacent property.

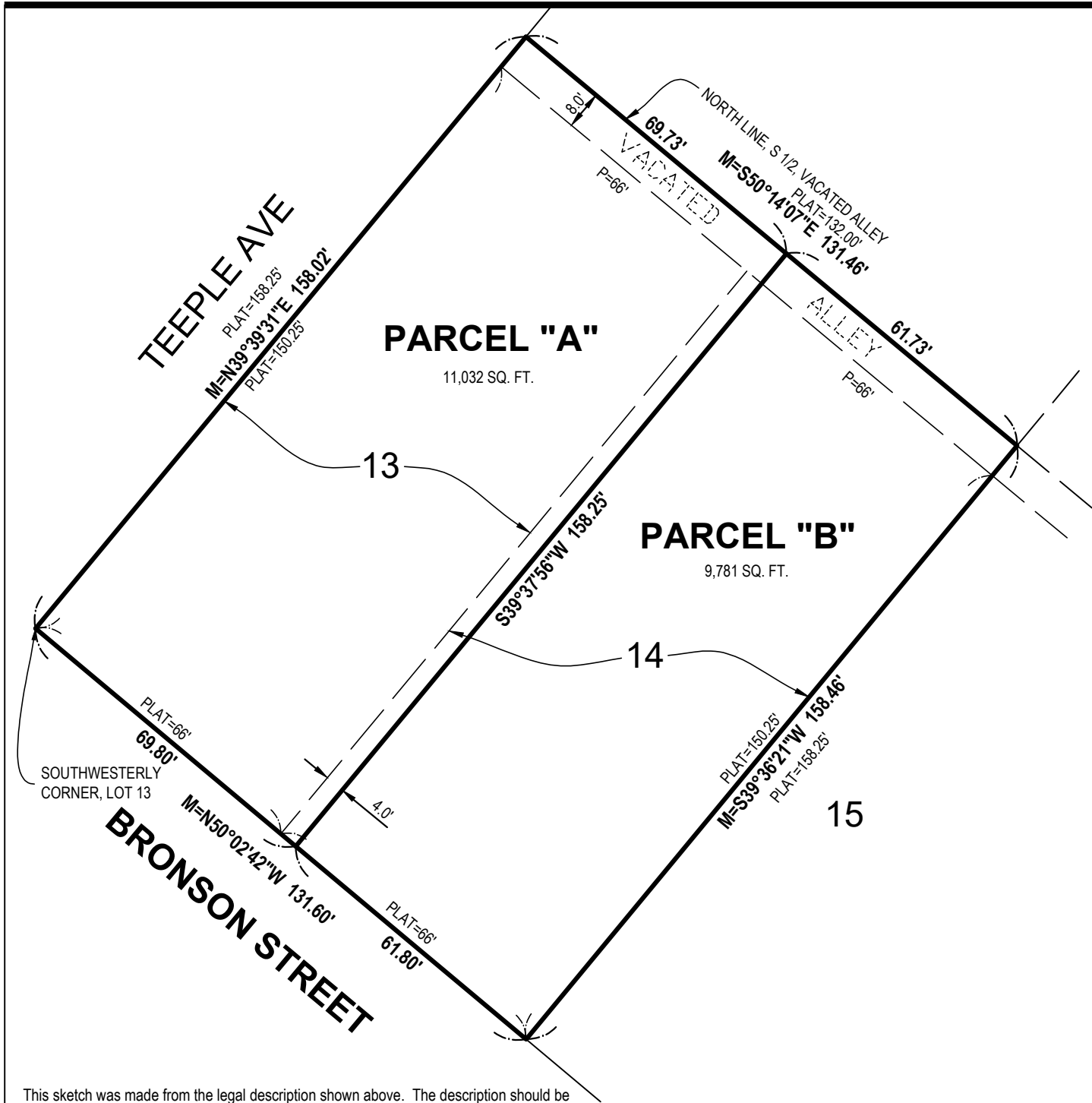
The variance and corresponding land transfer have been coordinated with the owner of **7169 Bronson St SE**, who is voluntarily participating in the lot line adjustment. The additional setback will support **landscape softening** and **visual buffering** along the corner, improving the streetscape rather than harming it. No negative impacts to adjacent property owners, traffic visibility, drainage, or neighborhood character are expected.

4. The variance will not impair the intent or purpose of the zoning ordinance.

The variance supports the intent of Ada Township's Zoning Ordinance by promoting **context-sensitive development**, respecting the natural topography, and enhancing neighborhood aesthetics. It represents the minimum necessary relief and maintains alignment with the purpose of regulating building placement and preserving the visual and environmental quality of residential areas.

Conclusion

The requested variance by **Jeff Baker** for the property at **7163 Bronson St SE** meets with all conditions required under **Section 78-107 of the Ada Township Zoning Ordinance**. The modest 4-foot land transfer from **7169 Bronson St SE** supports improved site layout, respects the natural terrain, and enhances the overall design and appearance of this prominent corner lot. For these reasons, we respectfully request that the Ada Township Zoning Board of Appeals grant this variance.



This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

DESCRIPTION

PARCEL "A" DESCRIPTION

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By: *Scott A. Hendges*
Scott A. Hendges Licensed Professional Surveyor No. 4001047953

STATE OF MICHIGAN
Scott A. Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

SCALE: 1" = 30' 0' 15' 30' NORTH

Car City Jeff Baker 1515 28th Street SW Wyoming, MI 49509			 www.nederveld.com • 800.222.1868 Grand Rapids 217 Grandville Ave., Suite 302 Grand Rapids, MI 49503 Phone: 616.575.5190 Ann Arbor • Holland
7163 & 7169 Bronson St SE			
DRAWN BY: VB REV. BY: VB REV.: Corrected date	DATE: 06.30.25 REV. DATE: 07.01.25	PRJ #: 25400797DSC.1 1 OF 1	