



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY JANUARY 3, 2012, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Hartley, Burton, Fields, Lowry, and Boman

STAFF PRESENT: Kushion and Thompson

COMMUNITY PRESENT: 2

ABSENT: 0

I. CALL MEETING TO ORDER-4:30 PM

II. APPROVAL OF AGENDA- Moved by Member Lowry, supported by Member Hartley to add to the agenda the 2012-2013 meeting dates for the Zoning Board of Appeals meetings
Yes: 5 No: 0 Absent: 0 Motion Carried

III. APPROVAL OF THE DECEMBER 6, 2011 MEETING MINUTES- Moved to approve minutes by Member Burton, supported by Member Hartley. Yes: 5 No: 0 Absent: 0 Motion Carried

IV. OLD BUSINESS- None

V. NEW BUSINESS

1. Request for Variance from side yard setbacks in the VR Zoning District to allow a setback of 1 ½ feet instead of the required 5 feet, Jerry Bronkema, 7137 Bronson St., 41-15-33-228-004.

The applicant was present for the variance request. Mr. Bronkema stated he would like to build a one car garage attached to his home with living space above. He stated he currently has an existing detached garage in the backyard with a wood floor that is not safe to park a car in. They do not want to tear the existing garage down. The proposed addition would be 1.5 ft from the side property line.

Member Fields asked the applicant if there were any unique circumstances about this request. Mr. Bronkema stated the new garage would have two (2) garage doors; one on the front and one on the back so they can pass through to their yard without trespassing on the neighbor's property. To build the garage further back would mean destroying landscaping that they've put a lot of time and money into landscaping. Zoning

Administrator Kushion asked if he could lessen the variance and still build an addition that works for him. Mr. Bronkema stated that his builder thinks he could make it 3 ft instead of 1 1/5 ft.

Member Burton asked how form based codes impact this. Zoning Administrator Kushion stated that the garage door has to be a certain distant behind the house. He would have to look into it more as far as the code is concerned. There was some discussion over a previous setback variance approved earlier in the year.

Open to public comment

Closed public comment

Board Discussion

Member Fields stated there were no unique physical circumstances and could see no basis for granting the request.

Moved to deny the request by Member Fields, supported by Member Hartley. Yes; 5 No : 0 Absent : 0 Motion to deny variance request carried.

VI. CORRESPONDENCE-None

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Moved by Member Fields to adjourn at 5:50 pm, supported by Member Hartley. Yes: 5 No: 0 Absent: 0 Motion to adjourn carried.

Susan Burton
Ada Township Clerk

Date

RS/dt