

**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY JUNE 2, 2015, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

Members Present: Hartley, Burton, Dixon, McNamara and Lowry

Staff Present: Ferro, Thompson and Kushion

Community Present: 2

Absent: 0

- I. **CALL MEETING TO ORDER-** 4:00 p.m.
- II. **APPROVAL OF AGENDA-** Moved by Member Lowry, Supported by Member Burton to approve the agenda. Yes: 5; No: 0; Absent: None Motion Carried
- III. **APPROVAL OF THE MAY 12, 2015 MEETING MINUTES-**Moved by Member Burton, Supported by Member Hartley to approve the May 12, 2015 ZBA minutes. Yes: 5; No: 0; absent: 0 Motion Carried
- IV. **OLD BUSINESS-None**
- V. **NEW BUSINESS**
 1. **Request for Variance from front yard setbacks in the R-3 PUD zoning district to allow a garage addition to be 13 feet, 11 inches from the front property line instead of the required 20 feet, Epique Homes Inc., 6671 Brookside Woods Ct., 41-15-28-377-014.**

The applicant and his builder, Mr. Troy Schrock, from Epique Homes, Inc. were present for the variance request. Mr. Schrock stated they are requesting the variance due to an electrical box and a large oak tree which would prevent them from building a garage addition. They do not want to remove any trees and moving of the electrical box would cause trees to be removed. Without changing the landscape it would be practical to construct the garage at an angle and the view would be nicer.

Kushion stated it isn't the best building site but the setback would have been different if it had been one lot.

Open to Public Hearing

Closed to Public Hearing

Open to Board Discussion

Member Burton stated she thought there was difficulty with the transformer box and cable in a 10 foot area along the trees.

Chairman Dixon stated he liked the plan based on a finding that the criteria for granting a variance are satisfied. He stated there was practical difficulty with the transformer box.

Moved to approve the above variance request by Member Hartley, supported by Member Lowry. Yes: 5; No: 0; Absent: 0 Motion Carried
- VI. **CORRESPONDENCE-None**
- VII. **PUBLIC COMMENT-None**

VIII. ADJOURNMENT-Moved by Member McNamara, supported by Member Hartley to adjourn at 4:37 p.m. Motion Carried

RS/dt