



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY JUNE 7, 2011, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

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

STAFF PRESENT: Kushion

COMMUNITY PRESENT: 5

ABSENT: Recording Secretary Thompson

I. CALL MEETING TO ORDER-4:35 pm

II. APPROVAL OF AGENDA-Moved to approve by Lowry, supported by Hartley. Yes: 5
No: 0 Absent: 0 Motion Carried.

III. APPROVAL OF THE MAY 10, 2011 MEETING MINUTES-Moved by Member Hartley,
supported by Member Lowry with the correction that the name be changed in Item 2 to "Father
Sudlick". Yes: 5 No: 0 Absent:0 Motion Carried

IV. OLD BUSINESS-None

V. NEW BUSINESS

- 1. Request for Variance from Accessory Building Standards to allow a 1,120 Sq. Ft. Accessory Building to be 10 feet from the side property line instead of the required 20 feet, Robert Papke, 742 Alta Dale Ave., 41-15-32-176-018.**

Robert Papke, 742 Alta Dale Ave. presented the request to the Board. He stated that the proposed position of the Accessory Building is the most conducive due to the water flow on the property and the topography.

Member Fields stated that he believes the Accessory Building could be located closer to the garage without the need for a variance.

The applicant stated that he would like to leave room between the house and the garage to access his backyard for his well and fire protection. He further discussed the location of the building and areas he's concerned about water runoff on aerial photos with the Board members.

Opened for Public Comment.

Don Smith, 5829 Ada Dr., commented that he and his wife have no issues with granting the variance as they are the neighbor most affected.

Closed for Public Comment.

Chairman Boman referenced Jackie Smith's letter to the board recommending approval of the variance.

Opened for Board Discussion.

Chairman Boman stated that he failed to see the physical practical difficulty in this request.

Members Hartley and Lowry both stated that there was no practical difficulty in this request.

Member Fields moved to deny the request, supported by Lowry. Motion passed 5-0, Request denied.

2. Request for Variance from front yard setbacks in the R-3 Zoning District to allow an addition to be 26 feet from the front property line instead of the required 30 feet, Kenneth and Cynthia Coviak, 684 Marbury Dr. SE, 41-15-32-280-018..

Ken and Cynthia Coviak, 684 Marbury Dr. SE presented the request to the board.

Cynthia stated that years ago she had a work related injury that made it difficult for her to walk stairs into her basement, where the laundry room is currently located. Cynthia described the layout of the house and explained where the proposed addition would be located.

Fields stated that the application was well presented.

Fields moved to approve the variance, supported by Burton. Motion passed 5-0.

VI. CORRESPONDENCE-None

VII. PUBLIC COMMENT-None

VIII. ADJOURNMENT-Moved to adjourn at 4:55 pm by Member Fields, supported by Member Hartley. Yes: 5 No: 0 Absent: 0 Motion to adjourn carried.

Susan Burton
Ada Township Clerk

Date

RS/dt

