



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES  
TUESDAY SEPTEMBER 13, 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 and Thompson

**COMMUNITY PRESENT:** 2

**ABSENT:** None

- I. CALL MEETING TO ORDER-4:30 PM**
- II. APPROVAL OF AGENDA-Moved by Member Lowry, supported by Member Hartley.  
Yes: 5 No: 0 Absent: 0 Motion Carried**
- III. APPROVAL OF THE AUGUST 2, 2011 MEETING MINUTES-Moved by Member  
Burton, supported by Member Lowry. Yes: 5 No: 0 Absent: - 0 Motion Carried**
- IV. OLD BUSINESS-None**
- V. NEW BUSINESS**

**1. Request for Setback Variance in the R3/PUD Zoning district to allow a deck and staircase to be located 11 feet outside of the rear building envelope, Ben Nash for Solomon Building Group, 6670 Brookside Woods CT. SE, 41-15-28-377-005.**

Ben Nash for Solomon Building Group was present for the variance request. Mr. Nash gave a brief description of the variance request where the deck is 18 ft and does not go beyond the covered deck structure and would not impact the neighbors houses.

Zoning Administrator Kushion stated it would not alter the character of the area.

Open to Public Comment

Closed to Public Comment

Open to Board Discussion

Kushion stated it was a PUD and there are building envelopes on each side. This is not self created but the deck would not fit in the current envelope.

Member Burton stated she did not see a problem with the request.

Moved by Member Lowry to approve the variance request, supported by Member Hartley. Yes: 5 No: 0 Absent: 0 Motion Carried

**2. Request for Height Variance in the RP-1 Zoning district to allow a home to be 39 feet tall instead of the allowed 35 feet, Mark Hunsaker, 2945 Mela Via Ct., 41-15-05-351-002.**

The applicant is present for the variance request. Mr. Hunsaker discussed having a walk out basement. Due to the height variance of his new home which will be 39 feet tall, instead of the allowed 35 feet.

Open to Public Comment

Closed to Public Comment

Open to Board Discussion

Discussion between Zoning Administrator Kushion and the Zoning Board of Appeals regarding if the Planning Commission has addressed amending the Ordinance regarding height and they have not done so as of yet.

Member Fields moved to approve the request, supported by Member Lowry. Yes:5 No: 0 Absent: 0 Motion Carried

**VI. CORRESPONDENCE**-None

**VII. PUBLIC COMMENT**-None

**VIII. ADJOURNMENT**-Moved by Member Fields to adjourn at 4:50 pm, supported by Member Lowry. Yes: 5 No: 0 Absent: 0 Motion Carried

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Susan Burton  
Ada Township Clerk

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Date

