



**SPECIAL MEETING
ADA TOWNSHIP ZONING BOARD OF APPEALS MEETING
TUESDAY SEPTEMBER 14, 2010, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Hartley, Burton, Boman and Lowry
STAFF PRESENT: Kushion and Thompson
COMMUNITY PRESENT: 1
ABSENT: Member Fields, Member Lowry arrived at 4:50 pm.

I. CALL MEETING TO ORDER-4:45 PM

II. APPROVAL OF AGENDA –Moved by Member Hartley, supported by Member Burton.
Yes: 3 No: 0 Absent: 2 Motion Carried

III. OLD BUSINESS-None

IV. NEW BUSINESS

- 1. Request for Variance from building height standards to allow a home to be 38 ½ feet tall instead of the allowed 35 feet in the RP-1/PUD Zoning District., Brian Sytsma for Sytsma Construction, LLC., 2685 Montreux Hills Ct., 41-15-08-102-004.**

Brian Sytsma, for Sytsma Construction was present for the variance. Mr. Sytsma stated owners, Dr Robert and Lily Langen have contracted to have a home built with Sytsma Construction. Mr. Sytsma stated the average roof height between the ridge and eave of the roof from the lowest grade at the walk out level is 37.5 ft. As the average roof height is 35 ft the request is for 38 ½ due to the practical difficulty of the walk out level of the property.

Open to public Comment

Closed to public comment

Open to Board Comment

Chairman Boman asked Zoning Administrator Kushion where the township stood on the height grade.

Zoning Administrator Kushion stated it would be going to the Planning Commission at their next meeting where the Planning Commission will be asked to go along with the same height

changes as other townships. Mr. Kusion stated there have been many requests for height changes and the Planning Commission will be looking at a new ordinance.

Chairman Boman stated the topography of the lot would fit the definition of practical difficulty.

Member Lowry stated he was in favor of granting the variance.

Moved by Member Lowry to grant the variance, supported by Member Hartley. Yes: 4 No: 0
Absent: 1 Motion carried

V. CORRESPONDENCE-None

VI. PUBLIC COMMENT-None

VII. ADJOURNMENT-Moved to adjourn by Member Hartley, supported by Member Lowry.
Yes: 4 No: 0 Absent: 1 Motion Carried to Adjourn at 4:55 pm.

Susan Burton
Ada Township Clerk

Date

RS/dt