



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES  
TUESDAY NOVEMBER 4, 2008, 4:30 P.M.  
ADA TOWNSHIP OFFICES  
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

**MEMBERS PRESENT:** Pratt, Fields, Boman, & Hartley  
**STAFF PRESENT:** Kushion & Thompson  
**COMMUNITY PRESENT:** 6  
**ABSENT:** Member Korth

- I. CALL MEETING TO ORDER-4:30 pm**
- II. APPROVAL OF AGENDA-Moved by Member Fields, supported by Member Hartley**  
Yes: 4 No: 0 Absent: 1 Motion Carried
- III. APPROVAL OF THE, OCTOBER 7, 2008, ZBA MEETING MINUTES-Moved by**  
Member Pratt, supported by Member Hartley. Yes: 4 No: Absent: 1 Motion Carried
- IV. OLD BUSINESS-None**
- V. NEW BUSINESS**

**1. Request for Variance from rear yard setbacks in the R-3 Zoning district to allow an addition to be 28 feet, 4 inches from the rear lot line instead of the required 50 feet, Douglas Taatjes, 4910 Luxemburg, 41-15-31-361-004.**

The applicant was present for the variance request. Mr. Taatjes stated when the house was built there was a 50 ft drainage easement running in front of the lot which is why the house was built further back toward the rear yard setback. They would like to expand to the south of their home adding a dining room & a deck. Mr. Taatjes stated he understands setbacks are set up for a reason.

Chairman Boman stated the setback looked to be 50 ft and is built very close to the rear of the property as to the intent nothing would be built there.

Mr. Taatjes stated if they were to change the building plans the plumbing would have to be relocated as would the kitchen which would be costly if they were to build another way.

Mr. Fields asked if there was an existing dining area and Mr. Taatjes stated there was.

Kevin Cook stated he was the builder of this home and when it was drawn up they realized there was a 50 foot drain easement and did not intrude into the easement. As a result the square footage was drawn directly to the easement.

Chairman Boman asked if they had considered minimizing the building which the applicant stated they would consider. Chairman Boman asked what the practical difficulty was and how it was different.

Mr. Taatjes stated due to the home being built close to the easement he would say it was the practical difficulty.

Member Fields stated the ordinance is drafted one way and there needs to be demonstration unique to this property.

Open to Public Comment

Ken Rykse, 4868 Luxemburg SE, stated he is the neighbor north of the applicant. Mr. Rykse stated Mr. Taatjes property was reset to sell and accommodate the new home. He showed several pictures where he was standing at the back of his house and stated the addition would be looking into the back of his home. Mr. Rykse stated he would be boxed in, with no view or sunlight, and would lose a better chance of selling his home due to no privacy. Mr. Rykse stated he is not in favor of the variance request.

Closed to Public Comment.

Open to Board Discussion.

Member Fields stated it was established both homes are up against a setback. Member Fields stated "it's a plain vanilla variance request" and is opposed to this request.

Chairman Boman agreed it was a difficult situation to find any practical difficulty and hardship. There may be an economic deterrent but it does not rise to a practical difficulty. and the house was built according to the ordinance. Chairman Boman stated he found it difficult to vote positive to the variance request.

Member Fields moved to deny the variance request, supported by Member Pratt. Yes: 4 No: 0 Absent: 1 Motion Carried to Deny Variance Request.

**VI. CORRESPONDENCE-None**

**VII. PUBLIC COMMENT-**Member Fields thanked Member Pratt for her service on the Zoning Board of Appeals.  
Zoning Administrator Kushion stated there would be one new member in December and Trustee Sytsma has expressed interest in being on the Zoning Board of Appeals.  
Chairman Boman stated he would like, for the record, to thank Tom Korth for his service on the Zoning Board of Appeals board.

**VIII. ADJOURNMENT-**Moved by Member Fields to adjourn at 4:55 pm, supported by Member Hartley. Yes: 4 No: 0 Absent: 1 Motion to adjourn carried

