



**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES
TUESDAY NOVEMBER 5, 2013, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Lowry, Hartley, Boman, Burton

STAFF PRESENT: Kushion and Ferro

COMMUNITY PRESENT: 5

ABSENT: None

I. CALL MEETING TO ORDER-4:30pm

II. APPROVAL OF AGENDA-Moved by Member Lowry and supported by Member Hartley
Yes: 5 No: 0 Absent: 0

III. APPROVAL OF THE DECEMBER 4, 2012 Meeting Minutes. Moved by Member Hartley
and supported by Member Lowry. Yes: 5 No: 0 Absent: 0

IV. OLD BUSINESS-None

V. NEW BUSINESS-

- 1. Request for variance from Accessory Building Setbacks to allow an Accessory Building located in the front yard to be 17 feet from the side property line instead of the required 50 feet, Chris and Heather Sypien, 7715 Sunquest Ridge NE, 41-15-27-200-048.**

Chris Sypien, 7715 Sunquest Ridge, presented the request to the board. He stated that the need for the variance was based on the fact that he had a very steep back yard that dropped off to Honey Creek and that there was not enough room in the side yard to meet setbacks. He also spoke about the narrowness of his front yard in regards to meeting the 50 foot setback.

There was discussion on which direction the doors would face and the discrepancies in lot width between what the applicant had and the County's records.

Mr. Boman made mention to a letter from Kevin and Shawn Kollar (attached)

Opened to Public Comment.

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No Public Comment.

Closed to Public Comment.

Opened to Board Discussion.

Boman and Hartley stated that they felt there was a practical difficulty in this case.

There was discussion as to where the building would be located. The applicant stated that he tried to tuck the building into the trees closer to the north property line. There was discussion over setbacks from the variance property lines.

Motion by Burton to approve the variance as presented. Supported by Hartley. Motion passed Y:4 N:0.

Motion by Burton to amend the approval to include the stipulation that the accessory building must match the aesthetics of the home. Supported by Hartley. Motion passed Y:4 N:0.

VI. PUBLIC COMMENT-None

VII. CORRESPONDENCE- Jim Ferro discussed the Ada Body Shop approval and the issues that were uncovered regarding the sign being located in the M-21 road right of way. The board set a special meeting date of Monday, November 25th at 4:30 pm.

VIII. ADJOURNMENT- 4:55 pm Moved by Member Burton and supported by Member Hartley. Yes: 4 No: 0 Absent:0 Motion carried.

Susan Burton, CMC
Ada Township Clerk

Date

RS/DT