



**ADA TOWNSHIP ZONING BOARD OF APPEALS MINUTES
TUESDAY, DECEMBER 7, 2010, 4:30 P.M.
ADA TOWNSHIP OFFICES
7330 THORNAPPLE RIVER DR. SE, ADA, MICHIGAN**

MEMBERS PRESENT: Burton, Hartley, Lowry, and Boman

STAFF PRESENT: Kushion and Thompson

COMMUNITY PRESENT: 10

ABSENT: Member Fields

I. CALL MEETING TO ORDER-4: 45pm

II. APPROVAL OF AGENDA-Moved by Member Lowry, supported by Member Hartley
Yes: 4 No: 0 Absent: 1 Motion Carried

III. APPROVAL OF THE NOVEMBER 2, 2010 MEETING MINUTES-Moved by Member
Burton, supported by Member Lowry. Yes: 4 No: 0 Absent: 1 Motion Carried

IV. OLD BUSINESS-None

V. NEW BUSINESS

- 1. Request for a 6 month extension of a variance granted on July 20, 2009 to temporarily allow 2 principal residences on one lot, 41-15-30-101-001, Mary Abbot Cumming, 4860 Michigan Street.**

The applicant is present for the variance request. Mr. Cumming stated it took longer than anticipated for construction on the residence. There are two building permits. One is for the breezeway which will be attached to the garage and the other permit is for drywall repair in the other residence. Mr. Cumming stated they are hoping to have construction completed by Spring.

Open to Public Comment.

Closed to Public Comment.

Open to Board Discussion.

The recommendation from Zoning Administrator Kushion is to approve the request but that the second structure be removed 14 days after final occupancy. After discussion with the

board, Zoning Administrator Kushion suggested to change from 14 days to 30 days to give applicant time to remove the temporary home.

Member Lowry moved to approve for a 6 month extension of the variance and to change the recommendation and keep it until June 30, 2011, and that the temporary home be removed within 30 days instead of 14 days after the certificate of occupancy is issued. Member Burton supported. Yes: 4 No: 0 Absent: 1 Motion Carried.

- 2. Request for Variance from Private Road Standards to allow an additional lot to access a Private Road that is less than 22 feet of surface width and a Request for Variance from lot area requirements in the RP-1 zoning district to allow a lot to be 4.1 acres instead of the required 5 acres, 41-15-25-300-074, Larridan Abel, 9191 Vergennes St.** The applicant is present for the variance request. Mr. Abel stated reason for request was not for building or selling property but for practical purposes and to equadate his home down the road. He stated he is starting out with 5.5 acres, but it will be reduced to 4.1 acres after he makes changes. Mr. Able stated he wants the split for practicality. Mr. Able stated he submitted drawings in 2002 to the ZBA and had widened the driveway with gravel, not cement. The easement is 22 feet wide and now it is 10 feet of surface and 66 ft of easement. This variance was given in 2002.

Member Lowry stated he did not see undue hardship. Mr. Able stated he would like to keep the beauty of the area.

Chairman Boman stated he was struggling with the purpose of the split. Mr. Able stated he did not want one property to be mortgaged and two properties could avoid this if it should occur.

Member Lowry stated he would like to see the property before voting on the request.

Open to Public Comment.

Debra Collins lives off the driveway from Mr. Able and approves of the request.

Closed to Public Comment.

Open to Board discussion.

Member Lowry moved to table the request so other members could go out and look at the property before the next meeting in January, supported by Member Hartley, Yes : 4 No: 0 Absent: 1. Request tabled until the January 2011 meeting.

- 3. Request for Variance from side yard setbacks in the RR Zoning district to allow a Single Family Home to be 10 feet from the side property line instead of the required 25 feet, 41-15-29-151-001, Paul and Alison Hodgson, 5600 Grand River Dr. NE** Ken Dixon from Engineering was present with the applicants. Mr. Dixon discussed the family's home as a complete loss due to a fire back in July. They do plan on rebuilding a new home in the next few months. Natural features of the sites have created hardships for rebuilding and there is a slope on the west side of the boundary which makes it impossible to build in that area. The house would be pushed back five feet from the original foundation and the pool is staying.

Member Lowry commented that improving the lot line by 5 ft is amazing and looking at the situation is precarious.

Member Hartley stated it is definitely an improvement.

Open to Public Comment.

Bob Self, 5824 Grand River Dr., owns property on the northeast corner and approves the variance request by the applicants. It's not a detriment to the neighborhood.

Zoning Administrator Kushion stated that the Griggs sent a letter supporting the variance.

Closed to Public Comment.

Open to Board Discussion.

Chairman Boman stated the applicant is trying to reduce the variance as much as possible.

Moved by Member Lowry to approve the request from side yard setbacks in the rural residential district, supported by Member Hartley. Yes 4 No 0 Absent: 1 Motion carried.

VI. CORRESPONDENCE-Prior application #3 received correspondance from Griggs residence.

VII. PUBLIC COMMENT : None

VIII. ADJOURNMENT-Moved to adjourn at 5:20 pm by Member Hartley, supported by Member Lowry. Yes: 4 No: 0 Absent: 1 Motion Carried.

Susan Burton
Ada Township Clerk

Date

RS/dt