



**ADA TOWNSHIP ZONING BOARD OF APPEALS
MINUTES OF THE TUESDAY, SEPTEMBER 5, 2017, REGULAR MEETING**

A regular meeting of the Ada Township Zoning Board of Appeals was held on Tuesday, September 5, 2017, 4:30 p.m., at the Ada Township Office, 7330 Thornapple River Drive, Ada, Michigan.

CALL TO ORDER

The meeting was called to order by Chair Dixon at 4:30 p.m.

ROLL CALL

Members present: Dixon, Burton, McNamara, Nuttall, and Smith
Members absent: None
Staff present: Bajdek
Public: One

APPROVAL OF AGENDA

Moved by Burton, supported by Smith, to approve the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

Moved by McNamara, supported by Smith, to approve the July 11, 2017, minutes as presented. Motion carried unanimously.

OLD BUSINESS

None.

NEW BUSINESS

- 1. REQUEST FOR VARIANCE FROM ACCESSORY BUILDING SETBACK STANDARDS TO ALLOW THE ERECTION OF A 360 SQ. FT. SHED 44 FEET FROM THE SIDE LOT LINE INSTEAD OF THE REQUIRED 50 FEET, JERRY & LYNN SYTSMA, 880 WILDERNESS TRAIL NE, 41-15-26-100-064.**

Applicant Jerry Sytsma explained that the way his property is laid out in regards to elevations, trees, a drop-off in the back of the property, etc., it would be difficult to meet the required 50-foot setback for his proposed 18 x 20 foot shed.

Brent Bajdek, Planner/Zoning Administrator, explained the subject site is 7.7 acres and zoned RR Rural Residential. The proposed shed is 20 x 18 feet. The existing single-family home is at the southern extent of the pie-shaped property. The proposed building will be slightly north of the dwelling along the western edge of the existing driveway. Level site conditions are limited to the planned location of the building, the existing septic drain field area and the currently 'improved area' of the site where the residence, swimming pool, and other site improvements exist. The building appearance is consistent with the required design standards and all other requirements have been met.

Bajdek explained the criteria for granting a variance are: 1. Whether unique physical circumstances exist which cause a practical difficulty in complying with the Zoning Ordinance standards. 2. Whether granting the variance would alter the essential character of the area; 3. Whether the circumstances leading to the variance are self-created; 4. Whether amending the Zoning Ordinance standards is a more appropriate remedy to the situation. Bajdek reported that there are unique physical circumstances due to the sloping terrain of the heavily forested property and the physical location of existing buildings that are far removed from the private road right-of-way, the variance would not alter the essential character, the circumstances are not self-created, and an amendment to the Zoning Ordinance would not be a more appropriate remedy.

The public hearing was opened at 4:37 p.m.

There was no public comment.
The public hearing was closed at 4:37 p.m.
The board had questions about layout of the property and existing buildings.

Moved by Burton, supported by McNamara, to approve the variance based on the finding that the required standards to grant a variance have been met. Motion carried unanimously.

CORRESPONDENCE

None.

PUBLIC COMMENT

None.

ADJOURNMENT

Moved by McNamara, supported by Burton, to adjourn at 4:41 p.m. Motion carried unanimously.

Respectfully submitted,

Jacqueline Smith
Ada Township Clerk

RS: js