

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
May 19, 2021

A regular meeting of the Norton Shores Zoning Board of Appeals held at Norton Branch Library Community Room was called to order on Wednesday, May 19, 2021 at 5:30 p.m.

Present: Chairperson Hill; and, Board Members Maniates, Parker, Philips, Sowa, White and Wisniewski; also, Doug Hughes, Ted Woodcock and Shelly Stibitz

21-A01 Minutes

Board Member Maniates moved to approve the minutes of the November 25, 2020 Zoning Board of Appeals meeting. The motion was supported by Board Member White and carried unanimously.

21-A02 Variance Request – 808 Winslow Court, Shady Residence

The City Clerk certified the May 7, 2021 mailing and publishing of the notice.

A public hearing was held. Applicant Ken Shady, 808 Winslow Court, described the reason for his variance request to install a fence that is 2' higher than allowed by Ordinance. Mr. Shady told Board members that there are apartment buildings and a maintenance garage adjacent to one side of his property that currently has a 4' fence which doesn't block noise or tenants of the apartment buildings. Mr. Shady put up a 6' stake to evaluate whether the maximum fence height allowed would be sufficient and felt that, due to their home being next to a tall apartment building, it would not offer enough privacy. He said that shrubbery was considered but it would take years to grow to the height of a fence.

Board Member Philips made a motion to grant a variance allowing Ken & Shellie Shady to construct an 8' high fence, a deviation of 2' from the maximum allowed by City Ordinance, along their eastern property line at 808 Winslow Court based on: 1) The Variance not substantially changing or affecting the character of the neighborhood because the fence is only on one side of the property and a portion of the property is obscured by existing garages; 2) It is not a difficulty that can be obviated by some feasible method other than the granting of the Variance as the adjacent property has buildings and garages higher than the residence; 3) The plight of the landowner is due to circumstances or conditions unique to the property because the adjacent property is not a single-family residence; and, 4) The circumstances or conditions that are unique to the property are not shared by neighboring properties in the same zone and the adjacent apartment building only affects the applicant's east property line. The motion was supported by Board Member White and carried unanimously.

21-A03 Variance Request – 449 E. Pontaluna Road, Casazza Residence

The City Clerk certified the May 7, 2021 mailing and publishing of the notice.

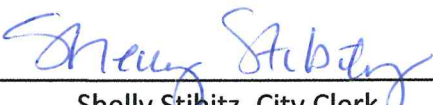
A public hearing was held. Applicant John Casazza shared that he requested a variance to erect an accessory building larger than what Ordinance allows because his property is large with a long driveway that requires large maintenance equipment which needs to be stored inside.

Board Member Maniates made a motion to grant a variance to allow John & Kathleen Casazza to construct a 288 square foot accessory structure, a deviation of 88 square feet from the maximum allowed by City Ordinance, at 449 E. Pontaluna Road because the Variance will not substantially change or affect the character of the neighborhood in that: 1) Nearby properties have similar structures; 2) The property is located in a rural segment of the city with a long drive that requires larger equipment to maintain and store; and 3) The new structure will replace an existing one. The motion was supported by Board Member Philips and carried unanimously.

General Comments

None.

Meeting adjourned at 5:57 p.m.



Shelly Stibitz, City Clerk