

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
January 31, 2024

A special meeting of the Norton Shores Zoning Board of Appeals held at Norton Shores Branch Library Community Room was called to order on Wednesday, January 31, 2024, at 5:30 p.m.

Present: Chairperson Philips; Board Members, Parker, Maniates, Routt (5:31 pm), and Wisniewski; also, Lexi Stibitz and Ted Woodcock

Absent: Board Members Hill and White

24-A02 Minutes

Board Member Parker moved to approve the minutes from the October 18, 2023 meeting. The motion was supported by Board Member Wisniewski and carried unanimously.

Board Member Maniates moved to approve the minutes from the January 3, 2024 meeting. The motion was supported by Board Member Wisniewski and carried unanimously.

24-A03 Variance Request – 1467 Forest Park Road, Mike & Sue Pelfresne

The public hearing was held at the January 3, 2024 meeting.

Board Member Parker made a motion to approve the Variance to allow Mike & Sue Pelfresne, the property owners, to construct an approximately 632 square feet attached garage addition that is 4 feet 9 inches from the side property line at 1467 Forest Park Road. The Zoning Board of Appeals in the exercise of its discretion, is convinced after receiving substantial evidence that there are “practical difficulties” in carrying out the strict letter of the Ordinance because:

The Variance is in harmony with the general purposes and intent of the Ordinance because of the it is an existing home.

That there are practical difficulties in carrying out the strict letter of the Ordinance because there are no infringements on adjoining properties.

The Variance is not substantial as it relates to the zoning requirements, because it is due to the existing non-compliance of the home already.

That the Variance will not cause an increased population density to be generated on available governmental facilities because it is a garage.

The Variance will not substantially change or affect the character of the neighborhood because it fits existing home layouts.

The Variance will not be a substantial detriment created for adjoining property owners because it does not obstruct views.

The interests of justice will be served by allowing the Variance in viewing all of the circumstances and manner in which the difficulty arose because of existing home layout.

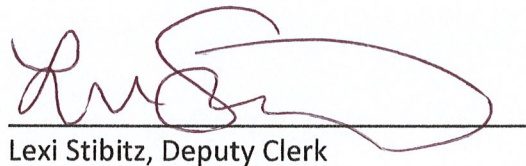
The plight of the landowner is due to circumstances or conditions unique to the property because of the current setbacks.

The motion was supported by Board Member Routt and was carried unanimously.

General Comments

None.

Meeting adjourned at 5:35 p.m.



Lexi Stibitz, Deputy Clerk