

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
May 11, 2022

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, May 11, 2022 at 5:30 p.m.

Present: Vice Chair Philips; Board Members Parker, Munski and Wisniewski; also, Doug Hughes, Ted Woodcock and Sarah Romine.

Absent: Chair Person Hill; Board Member Maniates.

22-A06 Minutes

Board Member Munski noted a spelling error in the fourth paragraph of the request for 528 E. Farr Road. Board Member Parker moved to approve the minutes as corrected for the April 20, 2022 Zoning Board of Appeals meeting. The motion was supported by Board Member Wisniewski and carried unanimously.

22-A07 Variance Request – 729 Wendover Boulevard, Donovan Residence

The Recording Secretary certified the April 29, 2022 mailing and publishing of the notice.

*Board Member White arrived at 5:37 p.m.

City Planner Ted Woodcock gave the board a brief overview of the request stating that the applicant would like to construct a front porch onto the existing home. He stated that when the home was constructed in the 1950's that it did meet zoning ordinance for that time, but over the years the zoning has changed in the area and it presently does not meet zoning ordinance.

A public hearing was held. The applicant, Kasey Donovan, informed the board that this Variance will allow him to construct a front porch on his home, as well as remodel the front entry of the home. This remodel will also allow them to add a dining room, which they don't currently have. Board Member Wisniewski asked the applicant to explain the setbacks in regard to the neighboring property.

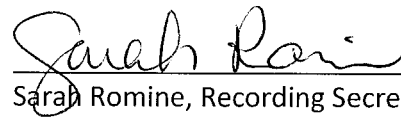
Board Member Munski made a motion to approve the Variance to allow Kasey Donovan to construct a front porch to be 27.3 feet from the front yard setback, a deviation of 2.7 feet per City Ordinance, at his home at 729 Wendover Boulevard, based on, A.) The Variance is in harmony with the general purposes and intent of the Ordinance because it maintains the character of the neighborhood. B.) That there are practical difficulties in carrying out the strict letter of the Ordinance in that the proposed modifications can only be accomplished with a Variance. C.) The Variance is not substantial as it relates to the zoning requirements, because it will have minimal impact on the neighbors. D.) That the Variance will not cause an increased population density to be generated on available governmental facilities because it will remain a

single-family home. E.) The Variance will not substantially change or affect the character of the neighborhood because it is a minor modification to the structure. F.) The Variance will not be a substantial detriment created for adjoining property owners because it is a minor modification to the structure. G.) Is not a difficulty that can be obviated by some feasible method other than the granting of the Variance. H.) The interests of justice will be served by allowing the Variance in viewing all of the circumstances and manner in which the difficulty arose. I.) The plight of the landowner is not due to circumstances or conditions unique to the property. J.) The circumstances or conditions that are unique to the property are shared by neighboring properties in the same zone because of the rezoning. K.) The circumstances or conditions that are unique to the property were not created by the landowner or any prior owner because the zoning has changed. The motion was supported by Board Member Wisniewski and carried unanimously.

General Comments

None.

Meeting adjourned at 5:42 p.m.



Sarah Romine, Recording Secretary