

CITY OF NORTON SHORES  
ZONING BOARD OF APPEALS  
February 21, 2022

A rescheduled meeting of the Norton Shores Zoning Board of Appeals held at Norton Shores Branch Library Community Room was called to order on Monday, February 21, 2022 at 5:30 p.m.

Present: Vice Chair Philips, and Board Members Maniates, Parker, White and Wisniewski; also, Enrica McGhan, Ted Woodcock and Sarah Romine.

Absent: Chairperson Hill and Board Member Munski.

22-A01 Minutes

Board Member White moved to approve the minutes of the December 15, 2021 Zoning Board of Appeals meeting. The motion was supported by Board Member Parker and carried unanimously.

22-A02 Variance Request – 27 Lakeview Avenue, Hilton Residence

The Recording Secretary certified the February 11, 2022 mailing and publishing of the notice.

City Planner Ted Woodcock gave the board a brief overview of the request stating that the applicant is requesting to re-construct a home that is five feet from each side yard property line.

The applicant, Dean Hilton, informed the board that this variance will allow them to become less non-conforming and will lessen flooding that has occurred on their property.

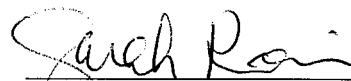
Board Member Parker made a motion to approve the variance to allow Dean Hilton to re-construct a single-family residence to be five feet from both side property lines, a deviation of one foot and five feet from the minimum side yard setbacks of 6 foot and 10 foot per City ordinance, at his home at 27 Lakeview, based on, A.) The Variance is in harmony with the general purposes and intent of the Ordinance, because improves the setbacks, B.) That there are practical difficulties in carrying out the strict letter of the Ordinance in that the home is currently not in compliance with current setbacks, C.) The Variance is not substantial as it relates to the zoning requirements, because it improves the setback, D.) That the Variance will not cause an increased population density to be generated on available governmental facilities, because it does not violate current single-family ordinances, and F.) The Variance will not be a substantial detriment created for adjoining property owners, because it improves the setbacks. The motion was supported by Board Member Wisniewski. The applicant and property owner, Dean Hilton, informed the board that this variance will allow them to become less non-conforming and will mitigate flooding that has occurred on their property. Mr. Hilton stated that the side yard setbacks would be closer than they currently are, however, the front and rear yard setbacks would be conforming to

current standards and the home would actually be moving further from the lake than it currently is. Board Member Wisniewski asked if they are tearing the house down completely and Mr. Hilton stated they are keeping the same 2,400 square feet and replacing the roof and moving the garage to the opposite side of the home. Board Member Maniates asked how moving the garage will mitigate the flooding and Mr. Hilton stated that the garage is currently under flood levels and will be raised up during construction. Member Maniates also asked whether the shed near the road would stay and the Mr. Hilton stated that will be coming down, as well as the shed on the side of the house. Hearing no more questions, Vice Chair Philips called for a vote. The motion was carried unanimously with Chair Hill and Board Member Munski absent.

General Comments

None.

Meeting adjourned at 5:45 p.m.



---

Sarah Romine, Recording Secretary