

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
October 18, 2023

A meeting of the Norton Shores Zoning Board of Appeals held at Norton Shores Branch Library Community Room was called to order on Wednesday, October 18, 2023, at 5:30 p.m.

Present: Vice Chair Parker; Board Members Hill, Maniates, White, and Wisniewski; also, Doug Hughes, Ted Woodcock, and Lexi Stibitz.

Absent: Chair Philips and Board Member Routt.

23-A10 Minutes

Board Member White moved to approve the minutes from the June 21, 2023 meeting with the amended correction of Hill being absent. The motion was supported by Board Member Wisniewski and carried unanimously.

23-A11 Variance Request – 3910 Highgate Road, Steve & Deb Stevens

The Deputy Clerk certified the September 22, 2023 mailing and publishing of the notice.

A public hearing was held. Steve Stevens, the applicant, explained his idea for the project and answered questions from the board. He asked for clarification concerning the houses on the west side of the subject parcel questioning if they were permitted to build this type of accessory dwelling on street-side without a variance and Ted Woodcock, City Planner, confirmed that was correct due to the lake frontage of those homes.

Board Member Hill made a motion to approve the Variance to allow Steve Stevens to construct a 952 square foot detached accessory structure, at 3910 Highgate 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 uniqueness of the property.

That there are practical difficulties in carrying out the strict letter of the Ordinance.

That the Variance will not cause an increased population density to be generated on available governmental facilities.

The Variance will not substantially change or affect the character of the neighborhood.

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

The motion was supported by Board Member Maniates and carried 4/1 with Board Member Wisniewski against.

General Comments

None.

Meeting adjourned at 5:46 p.m.

A handwritten signature in dark ink, appearing to read 'Lexi Stibitz', written over a horizontal line.

Lexi Stibitz, Deputy Clerk