

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
February 15, 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, February 15, 2023 at 5:30 p.m.

Present: Board Members Parker, Maniates, White, Routt and Wisniewski; also, Doug Hughes, Ted Woodcock and Sarah Romine.

Absent: Chair Person Hill and Vice Chair Philips

Board Member Wisniewski moved to appoint Board Member Parker as interim Chair Person, in the absence of Chair Hill. The motion was supported by Board Member White and carried unanimously.

23-A01 Minutes

Board Member White moved to approve the minutes for the October 19, 2022 Zoning Board of Appeals meeting. The motion was supported by Board Member Wisniewski and carried unanimously.

23-A02 Variance Request – 2012 Seminole Road, Green Shield Home Improvement

The Recording Secretary certified the February 3, 2023 mailing and publishing of the notice.

City Planner Ted Woodcock gave the board a brief overview of the request stating that the applicant would like to construct a deck that has a 30-foot rear setback, which would deviate from the 40-foot required rear setback per City Ordinance.

A public hearing was held.

Board Member Maniates made a motion to approve the Variance to allow Green Shield Improvement, on behalf of the property owner, to construct a deck that has a 30-foot rear yard setback, a deviation of 10 feet from the required 40-foot rear yard setback, at 20212 Seminole 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 not substantial as it relates to the zoning requirements, because there are similar factors in the neighborhood.

The Variance will not be a substantial detriment created for adjoining property owners because there are no effects on neighbors’ properties.

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 there are zero negative effects on neighbors’ properties.

The circumstances or conditions that are unique to the property are shared by neighboring properties in the same zone because there are the same space restrictions.

23-A-03 Election of Officers

Board Member White moved to postpone the election of officers until Chair Hill and Vice Chair Philips were present. The motion was supported by Board Member Wisniewski and carried unanimously.

General Comments

None.

Meeting adjourned at 5:44 p.m.



Sarah Romine, Recording Secretary