

CITY OF NORTON SHORES  
ZONING BOARD OF APPEALS  
June 21, 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, June 21, 2023, at 5:30 p.m.

Present: Chair Person Philips; Board Members Parker, White, and Routt; also, Doug Hughes, Ted Woodcock, and Sarah Romine.

Absent: Board Members Maniates and Wisniewski.

23-A08 Minutes

Board Member White moved to approve the minutes for the April 19, 2023 Zoning Board of Appeals meeting. The motion was supported by Board Member Parker and carried unanimously.

23-A09 Variance Request – 1340 Forest Park Road, Justin Myers Builders

The Recording Secretary certified the June 6, 2023 mailing and publishing of the notice.

A public hearing was held. Justin Myers, the applicant, gave a brief overview of the project and their request to add 10 feet to the back of the property owner's garage.

Board Member Parker made a motion to approve the Variance to allow Justin Myers Builders, representing the property owner and as the contractor for this project, to construct an addition to a detached accessory structure that will be 3 feet 10 inches from the side property line, a deviation of 1 foot 2 inches as required by City ordinance, at 1340 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 there are already existing building deviations.

That there are practical difficulties in carrying out the strict letter of the Ordinance in that there are existing building deviations already.

The Variance is not substantial as it relates to the zoning requirements, because it's going to follow the dimensions as is.

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

It is not a difficulty that can be obviated by some feasible method other than the granting of the Variance.

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 the existing building dimensions.

The circumstances or conditions that are unique to the property were not created by the landowner or any prior owner because a deviation already existed.

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

General Comments

None.

Meeting adjourned at 5:36 p.m.

  
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Sarah Romine, Recording Secretary