

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
September 4, 2019

A rescheduled meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday, September 4, 2019, at 4:00 p.m. in the Large Conference Room, Norton Shores City Hall, 4814 Henry Street.

Present: Chairperson Hegarty, Board Members Carroll, Hill, Maniates, Otto, and Philips; also, Doug Hughes, Ted Woodcock, and Shelly Stibitz

Absent: Board Member White

19-A08 Minutes

Board Member Otto moved to approve the minutes of the July 24, 2019 Zoning Board of Appeals meeting. The motion was supported by Board Member Carroll and carried unanimously.

19-A09 Variance Request – 6532 Lake Harbor Rd., Angela Romanin

The City Clerk certified the August 21, 2019 mailing and August 23, 2019 publication of a public notice.

A public hearing was held. Applicant Angela Romanin described her request for a variance to construct an addition to her single-family residence 12'6" from the side property line, a variance of 12'6" from the required side yard setback of 25'. This would allow for a bedroom and bathroom at the back of the house away from the traffic noise on Lake Harbor Road and a tandem two-stall garage. No other public comments were received.

Ms. Romanin confirmed for Board Member Phillips that the garage door would be facing west on Lake Harbor Road consistent with adjacent properties. Board Member Hill inquired whether adjusting the interior hall width was considered to avoid the need for a variance and Ms. Romanin responded that it would result in eliminating windows and reducing the amount of natural light into the residence.

Board Member Otto moved to grant a Variance to allow Angela Romanin to construct an addition to a residential dwelling to be 12.5 feet from the required side yard property line as opposed to the minimum 25 foot setback as required by Ordinance on the premises at 6531 Lake Harbor Road citing practical difficulties in carrying out the strict letter of the Ordinance because the Variance 1) Will not have an effect upon increased population density; 2) Will not substantially change or affect the character of the neighborhood to add a garage not much different to the neighbors; and 3) Will not create a substantial detriment for adjoining property owners and will add value to the property and neighborhood. The motion was supported by Board Member Maniates and carried unanimously.

19-A10 Variance Request – 518 E. Farr Road, Joseph Firestone

The City Clerk certified the August 21, 2019 mailing and August 23, 2019 publication of a public notice.

A public hearing was held. Applicant Joseph Firestone explained his long-time wish to have a hobby shop at his residence. The size of the proposed accessory building is based on the need for space to work on motorcycles and machines that a smaller structure wouldn't allow for. No other public comments were received.

City Planner Ted Woodcock explained that Mr. Firestone's original request of a 1,500 square foot building was increased to 1,920 square foot per Ordinance to include the proposed lean to across the structure.

Board Member Carroll moved to grant a Variance to allow Joseph Firestone to construct a 1,920 square foot accessory structure, a variance of 920 square feet as allowed by Ordinance, on the premises at 518 E. Farr Road because the variance 1) Will not have an effect upon increased population density; and 2) Will not substantially change or affect the character of the neighborhood. The motion was supported by Board Member Otto and carried unanimously.

General Comments:

Board Member Maniates expressed appreciation for changing the rescheduled meeting to 4:00 pm instead of the adopted 3:30 pm meeting time. Discussion followed with a consensus to formally change the Zoning Board of Appeals meeting time to 4:00 pm.

Meeting adjourned at 4:17 p.m.



Shelly Stibitz, City Clerk