

CITY OF NORTON SHORES
ZONING BOARD OF APPEALS
November 27, 2019

A regular meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday, November 27, 2019, at 4:00 p.m. in the Large Conference Room, Norton Shores City Hall, 4814 Henry Street.

Present: Chairperson Hegarty, Board Members Hill, Maniates and White; also, Enrika McGahan, Ted Woodcock, and Shelly Stibitz

Absent: Board Members Otto and Philips

19-A15 Minutes

Board Member Hill moved to approve the minutes of the November 27, 2019 Zoning Board of Appeals meeting. The motion was supported by Board Member Maniates and carried unanimously.

Correspondence – A note in support of the Ye’s variance request from adjacent property owners’ Scott and Jean Wilbur of 4082 Harbor Point Drive was distributed to Board members.

19-A16 Variance Request – 4148 Harbor Point Drive, Ye

The City Clerk certified the November 15, 2019 mailing and publishing of the notice.

A public hearing was held. David Mayville, Architect, summarized the conceptual design he and the Ye’s submitted for construction of an addition to store a Recreational Vehicle and renovate space into a mother-in-law suite. Mr. Mayville thinks the project will add value to the home and neighborhood. Adjacent property owner, Jack Nason of 4130 Harbor Point Drive, spoke in support of the project. Board Member Maniates asked several questions related to the size of the addition including how much it would protrude from the existing structure. According to Mr. Mayville the addition will be 14’6” in height, 30’ in length, and extend 3’ beyond the primary structure and the mother-in-law suite will have a 24” low sloped flat roof of the same height. Board Member Maniates is of the opinion that the request for approval is not in character of the neighborhood and the request is premature. He would prefer that a decision be made on a firm plan rather than a conceptual design.

Board Member Hill moved to grant a Variance to allow Mr. Ye to construct a 480 square foot attached garage addition to be no closer than 26’ from the street side front yard, a variance of, at most, 4’ from the 30’ setback that is required per City Ordinance for the single-family residential dwelling at 4148 Harbor Point Drive with the following conditions: 1. The Zoning Administrator is to review and

approve the floor plan once submitted to ensure that there is connectivity between the proposed mother-in-law suite and the existing dwelling; and 2. That the mother-in-law suite not be rented for revenue to the property owners. The motion was based on practical difficulties in carrying out the strict letter of the Ordinance because: 1. The Variance is in harmony with the general purpose and intent of the Ordinance because the variance of 4' from what is allowed is minor; 2. The Variance is not substantial as it relates to the zoning requirements because the additional footage requested is low; 3. The Variance will not cause an increased population density to be generated on available governmental facilities; and 4. The Variance will not substantially change or affect the character of the neighborhood because the proposed structure is of similar design as the existing home. The motion was supported by Board Member White and carried 3/1 with Board Member Maniates against.

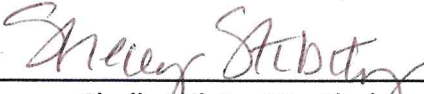
19-A17 ZBA Meeting Schedule

Board Member Maniates made a motion to change the Norton Shores' Zoning Board of Appeals regular meeting schedule to the third Wednesday of each month at 4:00 p.m. beginning in January 2020. The motion was supported by Board Member White and carried unanimously.

General Comments

None.

Meeting adjourned at 4:24 p.m.



Shelly Stibitz, City Clerk