

CITY OF NORTON SHORES  
ZONING BOARD OF APPEALS  
April 24, 2019

A regular meeting of the Norton Shores Zoning Board of Appeals was called to order on Wednesday, April 24, 2018, at 3:30 p.m. in the Large Conference Room, Norton Shores City Hall, 4814 Henry Street.

Present: Chairperson Hegarty, Board Members Bush, Hill, Otto, Philips, and White; also Rob Bilkie, Shelly Stibitz and Doug Hughes

Absent: Board Member Maniates

19-A01 Minutes

Board Member White moved to approve the minutes of the October 24, 2018 Zoning Board of Appeals meeting. The motion was supported by Board Member Otto and carried unanimously.

19-A02 Variance Request – 5065 Pine Ridge Drive, John Gappa

The City Clerk certified the April 12, 2019 publishing and mailing of the public notice.

A public hearing was held. Property owner, John Gappa, distributed emails he received from Eric Scott, 5081 Pine Ridge; Dan Ream, 5068 Pine Ridge; Matt Wright, 5095 Pine Ridge and Randy Smith, 5082 Pine Ridge each stating that they had no objection to construction of an accessory building in the front yard at 5065 Pine Ridge Drive. Mr. Gappa shared that he had thought about the placement of an accessory building on his property at 5065 Pine Ridge for quite a while and doesn't want to lose any trees in his back yard, stated that the building would not stick out at all but fit well with surrounding houses and relayed that he currently uses the proposed site for parking.

Board Member Hill asked if a driveway could be placed between the house and the property line which Board Member Philips felt would be impractical as the driveway would have to be placed right up against the house.

Board Member Philips moved to grant a Variance to allow John Gappa to construct a detached accessory building in the front yard of his residence at 5065 Pine Ridge Drive with a front yard setback of 23 feet as opposed to the minimum 30 feet required by Ordinance citing practical difficulties in carrying out the strict letter of the Ordinance based on the following: 1) The Variance is in harmony with the general purposes and intent of the Ordinance because the lot in question is on the curvature end of a cul-de-sac resulting in a curving front yard making it impossible to create the front yard distinction for an accessory building; and 2) There are practical difficulties in carrying out the strict letter of the Ordinance due to the size and shape of the lot making it difficult in getting to

an accessory building constructed in the back yard. The motion was supported by Board Member Otto and carried unanimously.

19-A03 Variance Request – 1806 Manitou Blvd., Thomas Rogers

The City Clerk certified the April 12, 2019 publishing and mailing of the public notice.

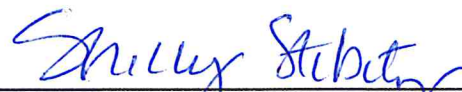
A public hearing was held. Property owner, Thomas Rogers explained his request to construct 6 foot fencing as opposed the 4 foot maximum height allowed on two portions of his property. His request is due to the fact that the parcel is a corner lot and the proposed fencing would be placed along undeveloped and wooded areas on the property lines at both Mohawk Drive and Manitou Boulevard. Mr. Jim Keating, 3604 Algonquin, addressed the Board stating that he lives on the back side of 1806 Manitou Blvd. and has no objection to the requested Variance as long as the road will still be usable.

Board Member Otto asked what would happen if the road were to be developed in the future and Zoning Administrator Rob Bilkie clarified that the fence would not extend to the edge of the pavement. Board Member Philips questioned the need for a 6 foot fence and Mr. Rogers stated that with a corner lot he technically has two front yards but is treating one as a backyard and the maximum 4 foot front yard fence height does not allow for privacy. Board Member Bush asked if the road were developed would granting this variance create an issue for adjoining property owners. Mr. Bilkie confirmed that, if erected, the fence could affect site lines for adjoining property owners and City Attorney Doug Hughes stated that the chance of this dead end, small section of road being developed is slim.

Board Member Otto moved to grant a variance to allow Thomas Rogers to erect 6 foot solid fencing on portions of the property at 1806 Manitou Boulevard as opposed to the maximum 4 foot height and minimum 50% opacity permitted by Ordinance citing practical difficulties in carrying out the strict letter of the Ordinance because: 1) The Variance will not substantially change or affect the character of the neighborhood because the fence will be in a wooded area and the road has not been developed. The motion was supported by Board Member Hill and carried unanimously.

General Comments: None

Meeting adjourned at 3:51 p.m.

  
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Shelly Stibitz, City Clerk